

Upon the instructions of



AGL

137/139

Croydon Road

Elmers End

BR3 3RB

1,991 sq ft (185 sq m)

RETAIL/RESTAURANT

TO LET



#### LOCATION

Elmers End is located 10 miles south of Central London, within the London Borough of Bromley, mid way between Beckenham and Croydon. The subject property is located within a busy 1930s parade on the A222 Croydon Road, approximately half a mile from Elmers End station and the Tramlink terminus. Nearby occupiers include numerous independent retailers and restaurants, including SPAR, Bella Roma and Fethr.

#### DESCRIPTION

The property comprises a **1,991 sq ft (185 sq m)** ground floor double width retail property with separate access from a rear service road. There is a freestanding blockwork building to the rear which was previously used for storage.

Previously occupied by a restaurant, the property has been stripped back to shell in readiness to receive tenant's fit out.

#### PLANNING

The property currently benefits from a Class E planning consent. Interested parties should make their own enquiries of London Borough of Bromley.

#### RATEABLE VALUE

The property has a rateable value of £36,955. The amount of business rates payable should be verified with the Local Authority.

#### TENURE

The property is held on a lease expiring 14th February 2036 and is available by way of assignment or new underlease. There is an option to renew for a further 15 years from expiry. Full tenure details are available on request.

#### EPC

The property is energy rating D on the attached EPC.

#### ALL ENQUIRIES/INSPECTIONS

The property is currently vacant and therefore all enquiries are to be made via the sole agents **AGL**.

**Daniel Berrevoets**

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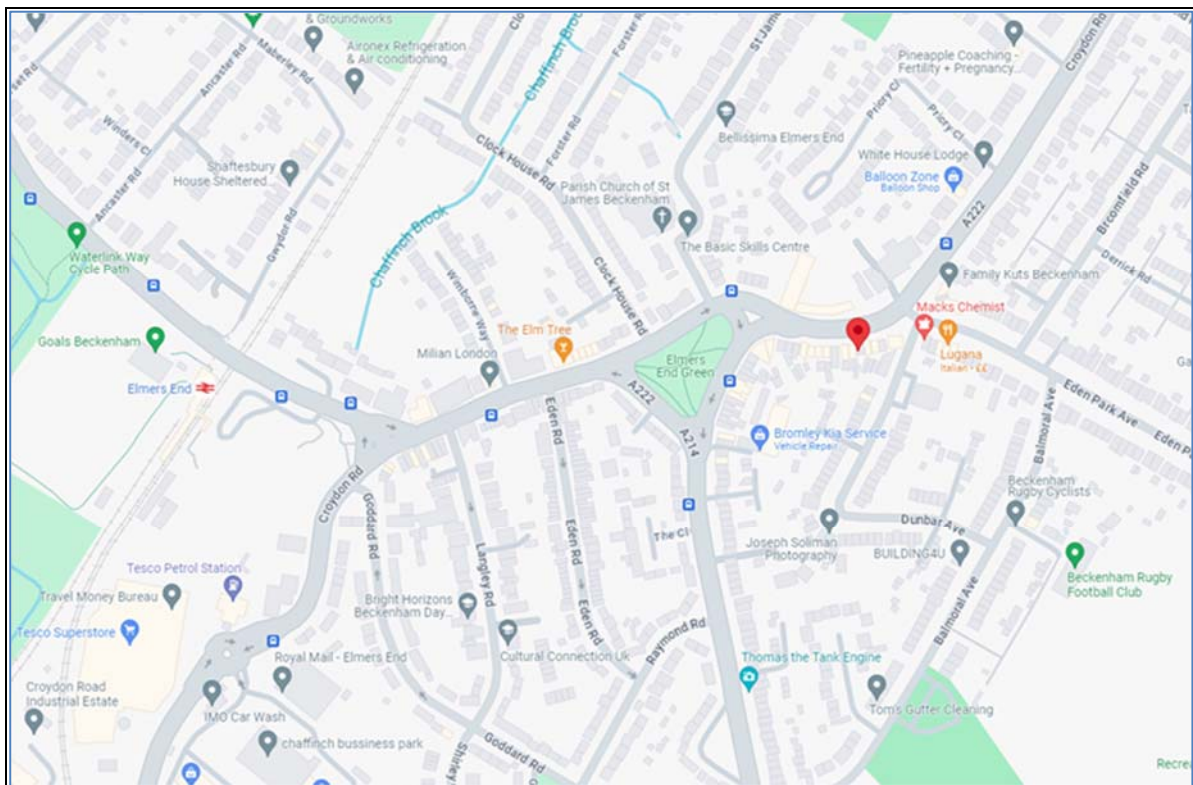
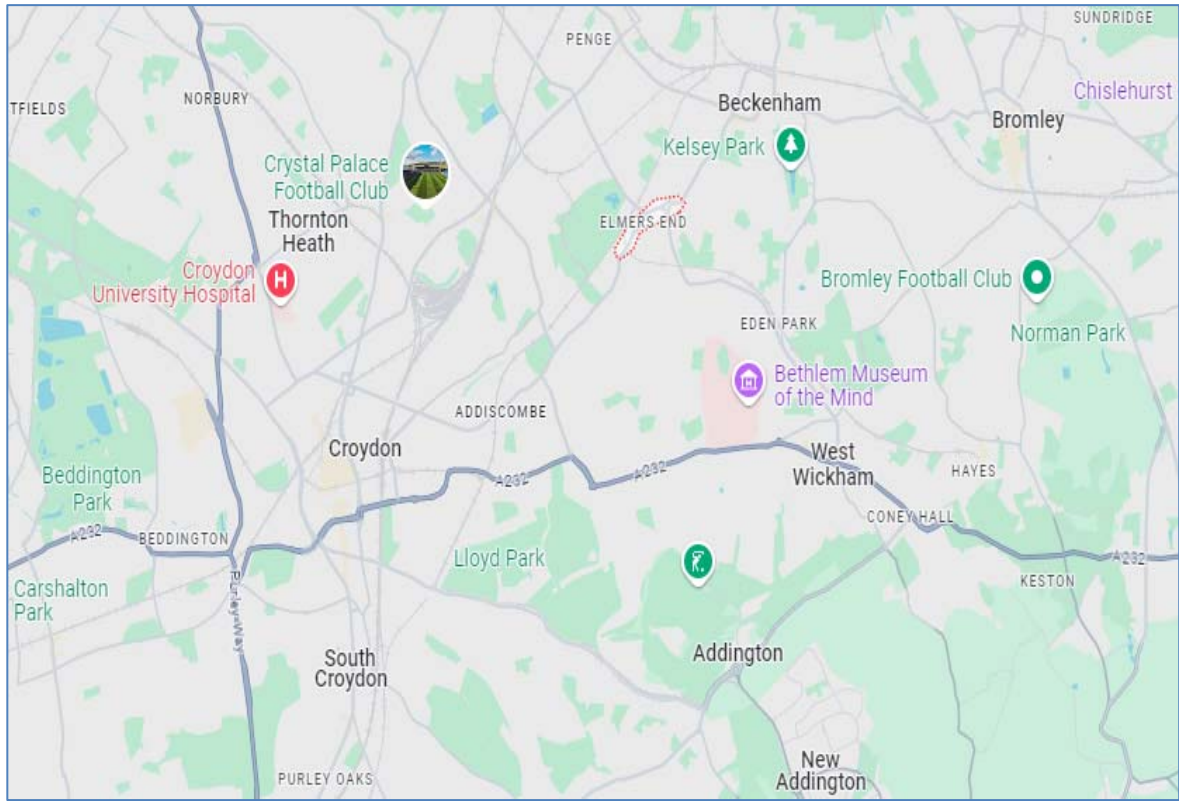
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# Energy performance certificate (EPC)

Spice Society  
137-139 Croydon Road  
BECKENHAM  
BR3 3RB

Energy rating

**D**

Valid until: **29 October 2029**

Certificate number: **9200-2951-0301-6180-7064**

Property type	A3/A4/A5 Restaurant and Cafes/Drinking Establishments and Hot Food takeaways
Total floor area	221 square metres

## Rules on letting this property

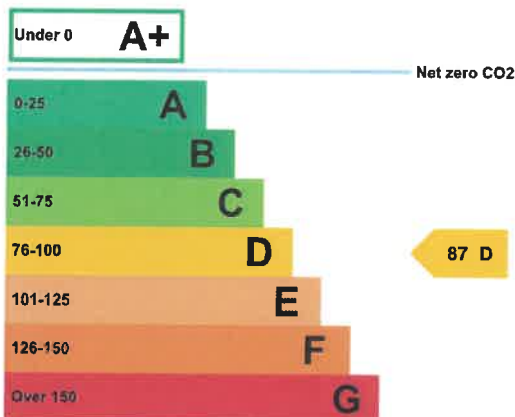
Properties can be let if they have an energy rating from A+ to E.

## Energy rating and score

This property's energy rating is D.

Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.



## How this property compares to others

Properties similar to this one could have ratings:

If newly built

**32 B**

If typical of the existing stock

**95 D**

## Breakdown of this property's energy performance

Main heating fuel	Natural Gas
Building environment	Heating and Mechanical Ventilation
Assessment level	3
Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> per year)	230.92
Primary energy use (kWh/m <sup>2</sup> per year)	1357

## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/9266-4080-0510-0790-1125\)](#).

## Who to contact about this certificate

### Contacting the assessor

If you're unhappy about your property's energy assessment or certificate, you can complain to the assessor who created it.

Assessor's name	M M Rauf
Telephone	07878 466 055
Email	<a href="mailto:muj_is@hotmail.com">muj_is@hotmail.com</a>

### Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation scheme	Stroma Certification Ltd
Assessor's ID	STRO001523
Telephone	0330 124 9660
Email	<a href="mailto:certification@stroma.com">certification@stroma.com</a>

### About this assessment

Employer	Commercial EPC Ltd
Employer address	<a href="http://www.lepcco.co.uk">www.lepcco.co.uk</a>
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	29 October 2019
Date of certificate	30 October 2019