

Ref: AGT/CN/O:1852



PROPERTY CONSULTANTS
CHARTERED SURVEYORS
VALUERS & ESTATE AGENTS

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TO LET
SMALL LOCK-UP SHOP UNIT
APPROX. 315 sq.ft. (29.26m²)
WITH BASEMENT STORAGE



**155 BECKENHAM ROAD, CLOCKHOUSE,
BECKENHAM, KENT BR3 4PT**

LOCATION:

The property is situated in a prominent position within an established shopping parade adjoining Clockhouse Railway Station.

DESCRIPTION:

Comprises a lock up shop unit with part glazed shop front and angular arcade shop entrance. The unit is currently partitioned to provide a rear sales/office area, plus kitchenette and cloakroom/wc. A separate basement storage area accessed from the rear service road is included.

- Please note there are restrictions upon the premises which do not allow the unit to be used for trades which conflict with the adjoining units, ie Café, Minicabs, Hairdresser or Take-Away Food/Sandwich Bar.

These Particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed nor do they constitute an offer or contract

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ACCOMMODATION: (with approximate dimensions and floor areas)

SHOP:

Front section: 7'3" (2.21m) widening to 9'4 (2.85m) x 19'5"
(5.92m)

Plus rear section: 9'5" (2.85m) narrowing to 6'4 (1.93m) x 18'8
(5.69m)

Plus cloakroom/wc.

**TOTAL GROUND FLOOR AREA:
APPROX. 315 SQ.FT. (29.26M²)
BASEMENT STORAGE AREA:
APPROX. 300 SQ.FT. (28.87M²)**

TERMS:

To be let upon a full repairing and insuring Lease at terms to be agreed. Our Clients propose a 10 year Lease subject to upward only Rent Reviews at 3 yearly intervals with a mutual Landlord and Tenant Break Clause at the 5th year. The Landlord will only operate the Break Clause in the event of refurbishment or redevelopment and will pay compensation to the Tenant equating to 6 months rental at the passing rate. If the Tenant operates the Break Clause a penalty is payable equivalent to 6 months rental.

SHORTER TERM LEASES WILL BE CONSIDERED.

RENT:

£7,000 per annum exclusive payable Quarterly in advance.

LEGAL COSTS:

The ingoing Tenant is to be responsible for the payment of both parties' legal fees.

RATES PAYABLE:

We understand from a verbal enquiry of the London Borough of Bromley that the rates payable on the ground floor premises are £3,022.20 (2010/2011 Assessment). We are awaiting details of the assessment upon the basement storage area. Interested parties are *strongly* advised to check the actual rates liability with the Local Authority direct.

VAT:

We are advised by our Clients that VAT will *not* be payable upon the rental under current legislation.

VIEWING:

ONLY by arrangement with LINAYS COMMERCIAL.

TELEPHONE: 01689 875511

THE PROPERTY MISDESCRIPTIONS ACT 1991

The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order of fit for the purpose. Prospective Purchasers/Lessees are advised to obtain verification from their Solicitor or Surveyor. References to the tenure of this property are based on information supplied by our Clients. The Agent has not had sight of the Title Documents and prospective Purchasers/Lessees are advised to obtain verification from their Solicitor.

These Particulars do not form, nor form any part of, an offer or contract. Neither Linays Commercial nor any of their employees has any authority to make or give further representations or warranties to the property