

Ref: AGT/CN/O:1852

RENT ONLY

£100 PER WEEK EXCLUSIVE



PROPERTY CONSULTANTS
CHARTERED SURVEYORS
VALUERS & ESTATE AGENTS

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Orpington, Kent. BR5 1NA
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TO LET
SMALL LOCK-UP SHOP UNIT
APPROX. 315 sq.ft. (29.26m²)



**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.

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 FLOOR AREA: APPROX. 315 sq.ft. (29.26m²)

TERMS:

To be let upon a full repairing and insuring Lease at terms to be agreed. Our client reserves the right to let the property outside of the protection of the Landlord & Tenant Act 1954 (as amended).

RENT:

£100 per week exclusive (£5,200 per annum exclusive)

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 premises are £3,540.50p (2009/2010 Assessment). 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