

Ref: AGT/SG/O:2449

**LINAYS**  
COMMERCIAL

PROPERTY CONSULTANTS  
CHARTERED SURVEYORS  
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**TO LET**

**Lock-up Shop Unit**  
**(adjoining unit available if required)**



**12 CRANLEY PARADE, 59 KIMMERIDGE ROAD, MOTTINGHAM,  
SE9 4DZ**

**LOCATION:**

Situated within an established local shopping parade diagonally opposite the Co-op Supermarket. Surrounding occupiers include a pharmacy/chemist, butchers, bookmakers and video store.

**DESCRIPTION:**

Comprises a mid-terraced ground floor lock-up shop unit with small rear yard.

**ACCOMMODATION:**

with approximate dimensions and floor areas comprises:-

**Internal Width:** 18'3" (5.56m)  
**Shop Depth:** 38'8" (11.78m)

**SALES AREA APPROX: 700 sq.ft.(65.03m<sup>2</sup>)**

To the rear is a yard.

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

**TERMS:** To be let upon a new full repairing and insuring Lease at terms to be agreed.

**RENT:** £125 per week excl (£6,500 per annum excl).

**SERVICE CHARGE:** A service charge is levied to cover the cost of the repair, maintenance and decoration of the common parts and structure plus a contribution towards the landlord's buildings insurance premium. Full financial details are awaited.

**LEGAL COSTS:** The ingoing Tenant 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 £3,443.50 (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 the Owner's Agents:  
**LINAYS COMMERCIAL Tel: 01689 875511**

**NOTE:** The adjoining unit number 13 Cranley Parade is also available if required, and a double shop unit could be created. 13 Cranley Parade offers a retail sales area of approximately 695sq.ft. (65.57m<sup>2</sup>). For further details contact reference AK or AGT.

**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