

Ref: MT/0:2824

LINAYS
COMMERCIAL

PROPERTY CONSULTANTS
CHARTERED SURVEYORS
VALUERS & ESTATE AGENTS

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TO LET

**LOCK-UP SHOP UNIT
APPROX. 600 sq.ft. (55.74m²)**



(Archive Photo)

**5 STANLEY WAY, ST. MARY CRAY
ORPINGTON, KENT**

LOCATION:

Situated in a prominent position within an established parade in a predominately residential area adjoining the extensive Cray Business area.

DESCRIPTION:

Comprises a mid-terraced lock-up shop unit with part glazed shop front plus cloakroom/WC. The shop unit has the benefit of a security shutter, glazed shop front with plinth and fluorescent lighting.

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

ACCOMMODATION: (with approximate dimensions and floor areas)

Shop

Internal Width 20'10" (narrowing to 15'2")
(6.35m narrowing to 4.62m)

Internal Depth 31' 0" (9.34m)

Cloakroom/WC

Floor area approx. 600 sq.ft. (55.74 m²)

TERMS:

Available on a full repairing and insuring lease at terms to be agreed.

LEASE:

The shop is currently subject to a 15 year lease from 19th October 2005 at a rental of **£5,720** per annum exclusive. A **premium of £10,000** is required for the leasehold interest.

ALTERNATIVELY

Our client is prepared to grant a new lease of the property on full repairing and insuring terms for a term to be agreed at a rental of **£8,000** 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 £3,100 pa (2010/2011 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

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