

Ref: AGT/AK/0:2979

**A1 OR A2 USES
(RETAIL OR PROFESSIONAL OFFICE)**

LINAYS
COMMERCIAL

PROPERTY CONSULTANTS
CHARTERED SURVEYORS
VALUERS & ESTATE AGENTS

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TO LET
LOCK-UP SHOP UNIT
approx. 570 sq.ft. (52.97m²)



**13 STANLEY WAY, ST MARY CRAY
ORPINGTON, KENT BR5 2HE**

LOCATION:

Situated in a prominent position within an established parade forming part of a predominately residential area adjoining the extensive Cray Business area and Retail Park.

DESCRIPTION:

Comprises a mid-terraced lock-up shop unit with modern glazed shop front with plinth

ACCOMMODATION:

(with approximate dimensions and floor areas)

Shop/Office 20'5" narrowing to 14'2" x 30'9"
(6.23m narrowing to 4.32m x 9.37m)

Cloakroom/WC

FLOOR AREA approx. 570 sq.ft. (52.97m²)

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

<u>TERMS:</u>	To be let upon a new full repairing and insuring lease at terms to be agreed.
<u>RENT:</u>	£9,000 per annum exclusive
<u>LEGAL COSTS:</u>	The ingoing tenant is to be responsible for the payment of both parties' legal fees.
<u>RATES PAYABLE:</u>	We understand from a verbal enquiry of the London Borough of Bromley that the rates payable on the premises are £2,732.40 (2010/2011 Assessment). Interested parties are <i>strongly</i> advised to check the actual rates liability with the Local Authority direct.
<u>VAT:</u>	We are advised by our clients that vat will <i>not</i> be payable upon the rental under current legislation.
<u>VIEWING:</u>	ONLY by arrangement with the Owner's Agents: LINAYS COMMERCIAL Tel: 01689 875511

THE PROPERTY MISESCRIPTIONS 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