

Ref: AGT/SG/0:3224

NO A3/A5 USE

LINAYS
COMMERCIAL

PROPERTY CONSULTANTS
CHARTERED SURVEYORS
VALUERS & ESTATE AGENTS

26a Station Square, Petts Wood,
Orpington, Kent. BR5 1NA
Tel: 01889 875511 FAX: 01889 831416
Email: commercialproperty@linays.co.uk
Web: www.linays.co.uk

TO LET

**GROUND FLOOR SHOP UNIT
APPROX. 455 SQ.FT. (42.27M²)
PROMINENT CORNER POSITION**



173 SYDENHAM ROAD, SYDENHAM, SE26 5HF

LOCATION:

Situated at the junction of Sydenham Road and Hazel Grove in a prominent corner position at the eastern end of the Town Centre between the principal shopping area and the Sainsburys Savercentre.

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

3224

DESCRIPTION: Comprises a former Public House and forming part of a prominent building where the rear and upper parts of the building have been converted to provide self-contained residential flats. The last Use of the property was as a sandwich bar.

ACCOMMODATION: (with approximate dimensions and floor areas)
Ground Floor: 16'7 x 32'8 (5.06m x 9.96m)
Incorporating Ladies' & Gent's Cloakrooms/WCs.
FLOOR AREA APPROX. 455 SQ.FT. (42.27M²)

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

RENT: £8,000 per annum exclusive

SERVICE CHARGE: A shared service charge is levied to cover the cost of maintenance etc of the exterior of the premises. Full details awaited.

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 London Borough of Lewisham that the rates payable on the premises are **£2,589.24** (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** be payable upon the rental under current legislation.

VIEWING: **STRICTLY** by arrangement with the Owner's Agents:
LINAYS COMMERCIAL Tel: 01689 875511

NOTE: **ADDITIONAL BASEMENT STORAGE SPACE OF APPROX 300 SQ.FT. (27.87M²) MAY BE AVAILABLE IF REQUIRED.**

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