

Ref: AGT/SG /0:3412

£120 PER WEEK EXCLUSIVE



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
DOUBLE KIOSK UNIT
Approx. 280 sq.ft. (26.01m²)



**10-11 THE ARCADE, HIGH STREET,
ELTHAM, SE9 1BG**

LOCATION:

Situated within The Arcade shopping precinct which is located diagonally opposite Eltham Library. Adjoining and surrounding occupiers include Avery Hardware, café and barbers.

DESCRIPTION:

Comprises a shop/kiosk unit arranged on ground floor only and forming part of a covered shopping arcade.

ACCOMMODATION: (with approximate floor area)

Ground Floor area approx. 280 sq.ft. (26.01m²)

Please note - cloakroom/WC facilities are shared with other occupiers of The Arcade shop units and are located adjacent to the entrance to the Arcade Chambers offices.

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

3412

TERMS: To be let upon a new lease for a term to be agreed.
Short term lettings considered

RENT: **£120 per week exclusive (£6,240 pax)**

SERVICE CHARGE: A service charge is levied to cover the cost of maintenance and repair of the common parts and buildings insurance. Year 2010 assessment **£375** per Quarter (payable quarterly in advance)

RATES PAYABLE: We understand from a verbal enquiry of the London Borough of Greenwich that the rates payable on the premises are £3,104.00 (2010/2011 Assessment). Interested parties are ***strongly*** advised to check the actual rates liability with the Local Authority direct.

LEGAL COSTS: Each party is to be responsible for the payment of their own legal fees. Please note the landlords charge a document fee of **£35** upon completion of the lease document.

VAT: We are advised by our clients that VAT will ***not*** be payable upon the rental under current legislation.

VIEWING: **STRICTLY 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