

Ref:/MT/0:3511

A3 CONSENT GRANTED

LINAYS
COMMERCIAL

PROPERTY CONSULTANTS
CHARTERED SURVEYORS
VALUERS & ESTATE AGENTS

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Orpington, Kent. BR5 1NA
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TO LET

**REFURBISHED LOCK-UP SHOP UNIT
SALES AREA APPROX 562 SQ.FT. (52.21M²)**



133 BELLEGROVE ROAD, WELLING DA16 3QS

LOCATION: Situated in prominent position within an established parade at the North end of Bellegrove Road. Adjacent traders include a Sainsburys Local Supermarket and a number of Restaurants and Take-Away food outlets.

DESCRIPTION: Comprises ground floor lock-up shop unit which has been substantially improved and renovated, offering open plan retail space plus cloakroom/wc and rear store. There is access to the rear of the property over a shared service road plus private parking area. (See note over - Consent Granted for A3 Restaurant Use).

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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

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ACCOMMODATION: (with approximate dimensions and floor areas)

SHOP:

Internal Width: 16'8" (5.08m)
Depth: 33'9" (10.29m)

RETAIL AREA: 562 SQ.FT. (52.21M²)

Store 70 sq.ft. (6.50m²)
Cloakroom/WC

Features (all untested)

- Electricity security shutter
- Modern part glazed shop front
- Vinyl strip style floor
- Feature spotlights
- Recently redecorated

TERMS: To be let upon a new Full Repairing and Insuring Lease at terms to be agreed.

RENT: £14,000 per annum exclusive

RATES PAYABLE: We understand from a verbal enquiry of the London Borough of that the rates payable on the premises are £3,928.50 (2009/2010 assessment). Interested parties are **strongly** advised to check the actual rates liability with the Local Authority direct.

LEGAL COSTS: The ingoing tenant is to be responsible for the payment of both parties' legal fees.

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

TOWN PLANNING: We are advised that Planning Permission has been granted by the London Borough of Bexley under Application Number 09/00580/FUL for '**Change of Use from Retail (Class A1) to Restaurant (Class A3) and provision of extract duct**' subject to Conditions.

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