

Ref: AGT/sg /0:3570

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

**FREEHOLD FOR SALE/OR TO LET
INDUSTRIAL UNIT (B1 USE)
2,073sq.ft. (195.58m²)
PREVIOUSLY USED AS MOTOR VEHICLE WORKSHOP**



**UNIT 1 BROOMSLEIGH BUSINESS PARK
WORSLEY BRIDGE ROAD, SYDENHAM, SE26 5BN**

LOCATION: The Broomsleigh Business Park is located adjacent to Lower Sydenham Railway Station and only a short distance from the extensive Sainsbury Saver Centre Superstore

DESCRIPTION: The property comprises a end-terraced industrial/ warehouse unit construction of brick and cladding walls under a pitched roof incorporating translucent roof sheets. The unit has the benefit of a forecourt yard/parking area and we are advised has most recently been used as a motor vehicle workshop including pre-sale preparation and repairs. The unit has the benefit of ancillary office and staff/cloakroom/WC accommodation. Floor area 2,073 sq.ft. (195.58m²)

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

FREEHOLD PRICE: £260,000

ALTERNATIVELY

Our clients will consider letting the property upon a full repairing and insuring lease at terms to be agreed.

RENT:

£13,000 per annum exclusive

ESTATE CHARGE:

We are advised by our clients that an Estate Service Charge is levied to cover the cost of the repair maintenance and management of the common estate areas including forecourts, roadways etc. We await full details.

RATES PAYABLE:

We understand from a verbal enquiry of the London Borough of Lewisham that the rates payable on the premises are £6,814.50 (2008/2009 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 purchase price or rental agreed under current legislation.

VIEWING:

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

NOTE:

We can further advise that Unit 2 Broomsleigh Business Park, which is the adjoining unit within the terrace is also available upon a freehold or rental basis.

UNIT 2:

**3,020 sq. ft. (280.56m²) - adjoining mid terrace unit
Freehold price **£375,000** or to let upon a full repairing and insuring lease at a rental of **£20,000 per annum exclusive**.
We are advised that the unit was last used for vehicle repairs and paint spraying and incorporates a vehicle oven.**

Each unit has the benefit of forecourt/yard and parking area.

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