

Ref: AGT/sg /0:3571

**FREEHOLD FOR SALE/OR TO LET
INDUSTRIAL UNIT (B1 USE)
3,020 sq.ft. (280.56m²)
PREVIOUSLY USED FOR VEHICLE BODYWORK REPAIRS AND SPRAYING**



**UNIT 2 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 mid-terraced industrial/ warehouse unit constructed 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 has most recently been used for vehicle repairs and panel spraying and incorporates a vehicle oven. The unit incorporates ancillary office and staff/cloakroom/WC accommodation. Floor area 3,020 sq.ft. (280.56m²).

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- FREEHOLD PRICE:** £375,000
- ALTERNATIVELY** Our clients will consider letting the property upon a full repairing and insuring lease at terms to be agreed.
- RENT:** £20,000 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 £9,702 (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 1 Broomsleigh Business Park, which forms the adjoining unit within the terrace is also available upon a freehold or rental basis.**
- UNIT 1:** **2,073 sq.ft. (195.58m²) - end of terrace unit
Freehold price £260,000 or to let upon a full repairing and insuring lease at a rental of £13,000 per annum exclusive.
We are advised that the unit was last used for motor vehicle workshop including pre-sale preparation and repairs.**

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