

Ref: AK/O:3589

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

**SHOP/KIOSK UNIT
WITH FIRST FLOOR AREA**



**UNIT 12 THE ARCADE,
HIGH STREET, ELTHAM SE9 1BG**

LOCATION: Situated within the established shopping arcade just off Eltham High Street.

DESCRIPTION: Comprises a ground floor lock-up shop plus storage/showroom. Cloakroom/wc's are provided by the Landlord and shared with other retailers in the Arcade.

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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

ACCOMMODATION: (with approximate dimensions and floor areas) comprises:-

GROUND FLOOR:

SHOP/KIOSK APPROX 130 SQ.FT. (12.08M²)

FIRST FLOOR:

STORAGE/SHOWROOM APPROX 320 SQ.FT. (29.73M²)

TERMS: Available on flexible terms. Lease available from 1 year upwards.

RENT: £100 per week exclusive (£5,200 per annum exclusive).

SERVICE CHARGE: £400 per Quarter

RATES PAYABLE: We understand from a verbal enquiry of the London Borough of Greenwich that the rates payable on the premises are £1,515.50 (2011/2012 Assessment). Small Business relief may be eligible if this is your first business. Interested parties are strongly advised to check the actual rates liability with the Local Authority Direct.

LEGAL COSTS: 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 on the rental agreed under current legislation.

VIEWING: ONLY by prior arrangement with the Owner's Agents
LINAYS COMMERCIAL Tel: 01689 875511 or
Email: Commercialproperty@linays.co.uk

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