

Ref: AGT/tah/0:3612



PROPERTY CONSULTANTS
CHARTERED SURVEYORS
VALUERS & ESTATE AGENTS

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SHORT TERM LEASE AVAILABLE

TO LET
PROMINENT RETAIL UNIT
WITH EXTERNAL DISPLAY AREAS
AND SHARED ON SITE PARKING



217 MAIDSTONE ROAD, SIDCUP, KENT DA14 5AW

LOCATION:

Situated in a prominent position fronting Maidstone Road, between Swanley and Sidcup. The property is only a short distance from the extensive Ruxley Garden Centre complex.

DESCRIPTION:

Comprises a former Farm Shop (Honeydale Farm) of timber construction with shared forecourt parking, and soft external display area. Our clients advise that they will self-contain the unit with the erection of new fencing and will construct a cloakroom/wc to the rear of the property.

ACCOMMODATION:

With approximate dimensions and floor areas - please note that all dimensions are at extremes.

Forecourt: Extensive hard surfaced car parking to be shared with adjacent stables etc.

Shop: 19'0" widening to 24'0" X 59'0" (5.79m widening to 7.32m X 17.98m) incorporating kitchenette. Double doors to car park.

TOTAL FLOOR AREA APPROX 1200 SQ.FT (111.48M²)

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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The property was, we are advised, last used as a farm shop selling food products, garden center equipment and furniture plus home accessories and associated products.

TERMS:

To be let upon a full repairing and insuring lease at terms to be agreed. 1 or 2 year Lease term available.

RENT:

£300 per week exclusive (£15,600 pax)

RATES PAYABLE:

We understand from a verbal enquiry of the London Borough of Bexley that the rates payable on the premises are **£4,554** (2010/2011 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 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