

Ref: AGT/0:3643

**NO A3/A5 USE PERMITTED**



PROPERTY CONSULTANTS  
CHARTERED SURVEYORS  
VALUERS & ESTATE AGENTS

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## **TO LET** **LOCK UP SHOP UNIT**



### **14 BEACONSFIELD PARADE, MOTTINGHAM, SE9 4EA**

**LOCATION:** Situated within an established local shopping parade diagonally opposite the Co-op Supermarket. Surrounding occupiers include a Pharmacy/Chemist, Butchers, Bookmakers, Dominos Pizza, Café, Convenience store and Video store.

**DESCRIPTION:** Comprises a mid-terraced ground floor lock-up shop unit currently arranged to provide a front sales area, rear storage plus staff area/kitchen and wc. The Unit has the benefit of an electric security shutter.

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 comprises:-

<b>Internal Width:</b>	10'0"	( 3.05m)
<b>Shop Depth:</b>	30'6"	(11.789.29m)
<b>Rear Store:</b>	11'0" x 8'0"	(3.35m x 2.44m)

**CURRENT SALES AREA:305 sq.ft.(28.34m<sup>2</sup>) approx**

To the rear is a small yard.

**TERMS:** To be let upon a new full repairing and insuring Lease at terms to be agreed.

**RENT:** **£135 per week exclusive (£7,020 pax) payable Quarterly in advance.**

**SERVICE CHARGE:** A service charge of **£315 per Quarter** is levied to cover the cost of the repair, maintenance and decoration of the common parts and structure plus a contribution towards the landlord's buildings insurance premium.

**LEGAL COSTS:** The ingoing Tenant to be responsible for the payment of both parties legal fees.

**RATES PAYABLE:** We understand from a verbal enquiry of the London Borough of Bromley that the rates payable on the premises are **£1,796.95** (2011/2012 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 **not** be payable upon the rental under current legislation.

**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

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