

Ref: AGT/sg/0:3650

LINAYS
COMMERCIAL

PROPERTY CONSULTANTS
CHARTERED SURVEYORS
VALUERS & ESTATE AGENTS

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PRELIMINARY DETAILS

TO LET
GROUND FLOOR AND BASEMENT SHOP UNIT
PROMINENT POSITION
(Possible A2 use Subject to Planning)



118 HITHER GREEN LANE, HITHER GREEN, SE13 6QA

- LOCATION:** Situated in a prominent position within an established parade.
- DESCRIPTION:** Comprises a mid-terraced lock-up shop unit with ancillary basement and small rear yard plus storage building.
- ACCOMMODATION:** (with approximate dimensions and floor areas)
- | | |
|-------------------------------------|---------------------------------------------------------------------|
| Ground Floor | |
| Shop | 13'6 narrowing to 11'0 x 26'5
(4.11m narrowing to 3.35m x 8.06m) |
| Rear Office | 13'0 x 10'0 (3.96m x 3.05m) |
| Open yard | 21'0 x 7'0 (6.40m x 2.13m) |
| Rear store 'L' shaped | 16'7 x 12'0 (5.06m x 3.66m)
(at extremes) |
| Shared rear alleyway | |
| Basement (accessed via shop) | 25'6 x 16'9 (7.77m x 5.11m) |

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

RENT: £8,500 per annum exclusive

LEGAL COSTS: In the event of a letting the ingoing tenant is to be responsible for the payment of both parties' legal fees.

RATES PAYABLE: We understand from a verbal enquiry of the London Borough of Lewisham that the rates payable on the premises are **£2,764.50** (2009/2010 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: **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