

Ref: AGT/AK/0:3655



LINAYS
COMMERCIAL

PROPERTY CONSULTANTS
CHARTERED SURVEYORS
VALUERS & ESTATE AGENTS

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TO LET

SHOP UNIT WITH BASEMENT STORE (A1) RETAIL OR (D1) DENTAL SURGERY USE ESTABLISHED LOCAL PARADE



70 SUMMERHOUSE DRIVE JOYDENS WOOD, BEXLEY DA5 2EE

LOCATION: Situated within an established local parade close to the Library and Medical Centre. Adjacent occupiers include a Post Office/Convenience Store and Sandwich Bar.

DESCRIPTION: Comprises an end of terrace shop unit with forecourt and basement store. A garage or parking area is available at the rear if required by separate negotiation. Our Clients advise that if required the front and rear sales areas can be combined by the ingoing Tenant to create a single open sales area, subject to required Consents and approvals.

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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:-

FORECOURT: 16'0" x 22'0" (4.88m x 6.71m)
SHOP: Currently arranged to provide front and rear sales areas, kitchenette plus kitchen/staff room.
Front Sales Area: 18'0" (5.49m) narrowing to 13'10" x 22'0" (4.22m x 6.71m)
Cloakroom/wc adjacent to Sales Area
Kitchenette: 7'8" x 4'0" (2.34m x 1.22m)
Rear Sales Area: 18'3" x 12'3" (5.56m x 3.73m) plus 12'0" x 4'0" (3.66m x 1.22m)
Staff/Kitchen: 11'0" x 10'0" (3.35m x 3.05m)
TOTAL SALES AREA APPROX 800 SQ.FT. (74.32M²)
BASEMENT STORE: Access from shared walkway and rear yard/garden.
18'0" x 11'0" (5.49m x 3.35m)
Plus 3 store cupboards and lobby access.

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

RENT: £175 per week exclusive (£9,100 per annum exclusive)

RATES PAYABLE: We understand from a verbal enquiry of the London Borough of Dartford that the rates payable on the premises are £1,904.40 (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 on the rental agreed under current legislation.

TOWN PLANNING: We are advised by our Clients that Planning Permission was granted by Dartford Borough Council under Reference 07/01223/COU for 'Change of Use of Ground Floor of property from Hairdressers to Dental Practice together with provision of an access ramp on front elevation'.

NOTE: Our clients own to the rear of the property a currently unused lock-up garage/store which is accessed via a shared alleyway. The garage is available by separate negotiation and our Clients will consider the demolition of such to provide car parking if required. Terms to be agreed by separate negotiation.

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

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