

Ref: MT/TAH/0:3663

**LINAYS**  
COMMERCIAL

PROPERTY CONSULTANTS  
CHARTERED SURVEYORS  
VALUERS & ESTATE AGENTS

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**TO LET**

**LOCK UP SHOP UNIT**



**251 CROYDON ROAD, BECKENHAM, KENT BR3 3PS**

**LOCATION:**

Situated in a prominent position within an established parade.

**DESCRIPTION:**

Comprises a mid-terrace lock-up shop unit with display forecourt plus rear office/store and cloakroom.

**ACCOMMODATION:**

(with approximate dimensions and floor areas)

Shop - 15'6" narrowing to 11'9" X 47'0"  
(4.72m narrowing to 3.58m X 14.33m)

**SALES AREA APPROX. 475 SQ.FT (44.13M<sup>2</sup>)**

Rear store approx 11'8" X 5'0" (3.55m X 1.52m)

**Features (all untested)**

- Fully glazed shop front
- Window blinds
- Suspended ceiling
- Spot lighting
- Tiled floor coverings

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

**RENT:** **£12,750 per annum exclusive (payable quarterly in advance)**

**RATES PAYABLE:** We understand from a verbal enquiry of the London Borough of Bromley that the rates payable on the premises are £3,686 (2009/2010 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 agreed 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