

Ref: AGT/0:3667

LINAYS
COMMERCIAL

PROPERTY CONSULTANTS
CHARTERED SURVEYORS
VALUERS & ESTATE AGENTS

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TO LET
LOCK UP SHOP UNIT
(FORMER LAUNDERETTE)



**16 BEACONSFIELD PARADE,
MOTTINGHAM, LONDON, SE9 4EA**

LOCATION:

Situated within an established local shopping parade diagonally opposite the Co-op Supermarket. Surrounding occupiers include Lloyds Pharmacy/Chemist, Post Office and Dominos Pizza.

DESCRIPTION:

Comprises a mid-terraced ground floor lock-up shop unit currently arranged to provide a front sales area, rear storage plus kitchen and W/C.

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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)

Shop: 16' x 33' (4.87m x 10.05m)

Total Sales Area approx: 525sq.ft (48.77m²)

Rear Store: 6'9" x 10' (2.1m x 3.04m)

Kitchenette: 6'7" x 5'3" (2m x 1.6m)

Cloakroom/W.C.

TERMS:

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

RENT:

£135 per week exclusive (£7,020 per annum exclusive)

RATES PAYABLE:

We understand from a verbal enquiry of the London Borough of Bromley that the rates payable on the premises are **£2,990.01** (2009/2010 assessment). Interested parties are *strongly* advised to check the actual rates liability with the Local Authority direct.

SERVICE CHARGE:

A service charge is levied to cover the costs of the repair, maintenance, decoration and management of the common parts and structure, plus a contribution towards the Landlords building insurance premium.

LEGAL COSTS:

The ingoing tenant 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