

Ref: AGT/0:3667

NO A3/A5 USE



PROPERTY CONSULTANTS
CHARTERED SURVEYORS
VALUERS & ESTATE AGENTS

26a Station Square, Petts Wood,
Orpington, Kent. BR5 1NA
Tel: 01889 875511 FAX: 01889 831416
Email: commercialproperty@linays.co.uk
Web: www.linays.co.uk

TO LET

LOCK UP SHOP UNIT (FORMER LAUNDERETTE)



16 BEACONSFIELD PARADE, MOTTINGHAM 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 wc.

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: 525 SQ.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/wc

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 **£2,684.60** (20011/2012 Assessment). Interested parties are **strongly** advised to check the actual rates liability with the Local Authority direct.

SERVICE CHARGE: A service charge of **£315 per Quarter** 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