

Ref: AGT/tah/0:3670

LINAYS
COMMERCIAL

PROPERTY CONSULTANTS
CHARTERED SURVEYORS
VALUERS & ESTATE AGENTS

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Orpington, Kent. BR5 1NA
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TO LET

**LOCK UP SHOP UNIT
PROMINENT CENTRAL LOCATION**



60 SYDENHAM ROAD, LONDON SE26 5QE

LOCATION:

Situated on the northern side of Sydenham Road, within an established Parade. Surrounding occupiers include Ladbrokes, Barclays, Superdrug and Morrisons. Sydenham Railway Station is only a short distance from the subject property.

DESCRIPTION:

Comprises a mid-terrace lock up shop unit arranged to provide front and rear retail areas.

Continued/.....

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)

Front Section:	12'3" x 15'9"	(3.74m x 4.84m)
Floor Area approx	195 sq.ft	(18.1m ²)
Mid Section:	13' x 15'3"	(3.96m x 4.66m)
Floor Area approx	198 sq.ft	(18.3m ²)
Rear Section:	12' x 17'5"	(3.65m x 5.3m)
Floor area approx	210 sq.ft	(19.51m ²)
TOTAL FLOOR AREA	603SQ.FT	(55.91M²)

Features

- **Prominent position - established Parade**
- **Electronic security shutter**

TERMS:

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

RENT:

£15,800 per annum exclusive payable quarterly in advance.

RATES PAYABLE:

We understand from a verbal enquiry of the London Borough of Lewisham that the rates payable on the premises are **£4,654.75 per annum** (2011/2012 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 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

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