

Ref: AGT/TAH/0:3671

NO A3/A5 USES

LINAYS
COMMERCIAL
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 - NEARING COMPLETION

**NEW DOUBLE FRONTED OFFICE/RETAIL UNIT
(POTENTIAL USES OFFICES/
CONSULTING ROOMS/MEDICAL USES
(Subject to Planning Approval)
AVAILABLE NOVEMBER 2011**



**198-200 BEXLEY ROAD,
NORTHUMBERLAND HEATH, KENT DA8 3HF**

LOCATION: Situated in a prominent position within an established Parade. Surrounding occupiers include National Westminster Bank and a range of retail, catering and office properties.

DESCRIPTION: Comprises the ground floor front section of this self-contained building which has been refurbished by our Clients to provide a Ground Floor Retail/Office Unit plus 3 self-contained flats. The new Unit is considered suitable for a range of Uses as outlined above (subject to Planning Approval).

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

ACCOMODATION: (with approximate dimensions and floor areas taken at extremes)

NEW GROUND FLOOR UNIT:

24'3" x 24'0"" (7.35m x 7.32m)

SHOP/OFFICE FLOOR AREA APPROX 560 SQ.FT. (52.03M²)

Plus Cloakroom/wc and Kitchenette.

FEATURES & AMENITIES (all untested) include:-

- New Forecourt lighting and power point
- Internal disabled access ramp
- Modern shop front
- Open plan/retail space

Our Clients reserve the right to amend the specification of the Unit and dimensions/floor area will need to be checked upon completion.

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

RENT: **£15,000 per annum exclusive payable Quarterly in advance**

RATES PAYABLE: To be assessed.

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 MISEDDESCRIPTIONS 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