

Ref: AGT/AK/0:3672

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

PRELIMINARY DETAILS

TO LET FOREST HILL CENTRAL NEW SHOP UNITS

RETAIL AND RESTAURANT DEVELOPMENT OF PARTICULAR INTEREST TO CONVENIENCE STORE & COFFEE SHOP OPERATORS

1,115 SQ.FT. (103.59M²) - 1700 SQ.FT. (157.93M²)



HINDSLEYS PLACE, PERRY VALE, FOREST HILL, LONDON SE23 2NF

LOCATION:

Situated in a prominent position opposite on of the entrance/exits to Forest Hill Railway Station. Diagonally opposite the property there is a Public Car Park.

DESCRIPTION:

The Units comprise a section of the ground floor of a new retail and residential development by Berkeley Homes. The Units, which have extensive frontages to Perry Vale will be finished to shell form.

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: **UNIT 1:**
A1 Retail Use 1115 sq.ft. (103.59m²)
UNIT 2:
A1 Retail Use of A3 Restaurant Use: 1700 sq.ft. (157.93m²)
Private Forecourt to provide extra external seating.

Dimensions and Floor areas subject to final measurement

TERMS: To be let upon full repairing and insuring Lease/Leases at terms to be agreed.

RENTS: **UNIT 1:** £25,000 per annum exclusive
UNIT 2: £27,500 per annum exclusive

RATES PAYABLE: Awaiting Assessment.

SERVICE CHARGE: A service charge will be levied to cover the cost of repair, decoration and management of the common parts and structure.

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 on the rental agreed under current legislation.

VIEWING: **ONLY by prior arrangement with the Owner's Joint Agents**
LINAYS COMMERCIAL
Attn: Adrian Tutchings
Tel: 01689 875511
Email: Commercialproperty@linays.co.uk

and

JDM LAND & NEW HOMES LTD
Attn: Chris Bishop
Tel: 020 8295 2505
Email: chrisbishop@jdmonline.com

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