

Ref: AGT/AK/0:3681

**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**

**LOCK UP SHOP UNIT  
GROSS SALES AREA APPROX 700 SQ.FT. (65.03M<sup>2</sup>)  
PROMINENT POSITION - ESTABLISHED PARADE**



**41 BELLEGROVE ROAD, WELLING, DA16 3PB**

**LOCATION:** Situated in a prominent position within an established parade. Surrounding occupiers include McDonalds, KFC, Supreme Glazing, Iceland frozen foods and Lloyds TSB.

**DESCRIPTION:** Comprises a mid terraced lock up shop unit to include a rear cloakroom/wc area which we are advised by our Clients will be installed. The unit has the benefit of a modern shop front and fluorescent lighting.

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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' (4.88m) x 48'6" (14.78m)  
narrowing to the rear  
**GROSS SALES AREA APPROX 700SQ.FT. (65.03M<sup>2</sup>)**
- TERMS:** To be let upon a full repairing and insuring lease at terms to be agreed
- RENT:** £12,500 per annum exclusive payable Quarterly in advance.
- RATES PAYABLE:** We understand from a verbal enquiry of the London Borough of Bexley that the rates payable on the premises are **£4,546.50** (2011/2012 Assessment). The assessment will be amended to remove the first floor area which is currently included in the assessment. Our clients advise that they are proposing to refurbish the first floor to provide a self contained residential flat with separate rear entrance. 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 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