

Ref: AGT/AK/0:3684

LINAYS
COMMERCIAL

PROPERTY CONSULTANTS
CHARTERED SURVEYORS
VALUERS & ESTATE AGENTS

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A1 OR A2 USE

TO LET

**GROUND FLOOR OFFICE UNIT (A2 USE)
PROMINENT MAIN ROAD POSITION
WITH CAR PARKING**



140 LONG LANE, BEXLEYHEATH DA7 5AH

LOCATION:

Situated in a prominent main road position within an established shopping parade.

DESCRIPTION:

Comprises a mid terrace ground floor lock-up shop unit with A2 Use (Professional & Financial Services) currently incorporating an interview room plus kitchen and cloakroom/wc. To the rear there is a car parking space accessed via a shared roadway. Our Clients advise they will allow retail Uses if required and that the tenant will have the further benefit of a private forecourt.

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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

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ACCOMMODATION: (with approximate dimensions and floor areas) comprises:-

Private Forecourt

OFFICE/SHOP:

Angled Arcade style entrance

Office: 16'6" narrowing to 10'10" x 26'5"

Interview Room: 7'6" x 5'0"

Office Floor area approx 425 sq.ft.

Kitchen: 8'2" x 6'2"

Cloakroom/wc

Rear car parking space.

FEATURES (all untested) include:-

- Glazed display/shop front
- Electric heaters
- Air conditioning
- Carpets/floor coverings
- Interview room
- Storage cupboard
- 1 car parking space to rear
- Fluorescent lighting
- Suspended ceiling to office/storage

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

RENT: £10,000 per annum inclusive of Business Rates and utility bills.

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 Agents
LINAYS COMMERCIAL Tel: 01689 875511 or
Email: Commercialproperty@linays.co.uk

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