

Ref: AGT/CJL/0:3687



PROPERTY CONSULTANTS  
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## TO LET

### **LOCK UP SHOP UNIT SALES AREA APPROX 695 sq.ft. (65.57m<sup>2</sup>)**



### **13 CRANLEY PARADE, 59 KIMMERIDGE ROAD, MOTTINGHAM, SE9 4DZ**

**LOCATION:** Situated in a prominent position within an established parade.

**DESCRIPTION:** Comprises an end of terrace lock up shop unit with rear cloakroom/wc/kitchenette. The unit has the benefit of the a modern glazed shopfront, internal security display grills, suspended ceiling and fluorescent lighting.

**ACCOMMODATION:** (with approximate dimensions and floor areas)

**SHOP** 18' x 38'10" (5.49m x 12.14m)

**Sales area approx 695sq.ft. (65.57m<sup>2</sup>)**

Rear cloakroom/wc/kitchenette

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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**SHOP** 18' x 38'10" (5.49m x 12.14m)  
**Sales area approx 695sq.ft. (65.57m<sup>2</sup>)**  
Rear cloakroom/wc/kitchenette

**TERMS:** To be let upon a new full repairing and insuring lease

**RENT:** £125 per week exclusive (£6,500 pax)

**RATES PAYABLE:** We understand from a verbal enquiry of the London Borough of Bromley that the rates payable on the premises are £3,443.50 (2009/2010 Assessment). Interested parties are strongly advised to check the actual rates liability with the Local Authority Direct.

**SERVICE CHARGE:** We are advised by our clients that a service charge is levied to cover the costs of the repair, maintenance, decoration and management of the common parts and structure, plus a contribution towards the landlord's buildings insurance premium. Full details awaited.

**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](mailto:Commercialproperty@linays.co.uk)**

**NOTE:** The adjoining unit number 12 Cranley Parade is also available if required, and a double shop unit could be created. 12 Cranley Parade offers a retail sales area of approximately 700sq.ft. (65.03m<sup>2</sup>). For further details contact reference AK or AGT.

**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