

Ref: AGT/CJL/0:3689

LINAYS
COMMERCIAL

PROPERTY CONSULTANTS
CHARTERED SURVEYORS
VALUERS & ESTATE AGENTS

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TO LET

**VEHICLE REPAIR AND SPRAY SHOP UNIT
APPROX 1170sq.ft. (108.70m²)**



**THE OLD FORGE, CHANTRY LANE,
BROMLEY, KENT. BR2 9QL**

LOCATION: The unit is situated **just off Chatterton Road** within approx 1 mile of Bromley Town Centre.

DESCRIPTION: Comprises a workshop unit under a flat roof with access via two roller shutter vehicle doors, one with personnel entrance door. Small forecourt parking area. The unit incorporates a cloakroom/wc and kitchenette.

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ACCOMMODATION:

(with approximate dimensions and floor areas)
(irregular in shape)

Small parking forecourt

WORKSHOP 39'3" (11.97m)

narrowing to the rear by 29' (8.84m)

increasing to a depth of 36' (10.98m) (max)

Floor area approx 1170sq.ft. (108.70m²)

Cloakroom/wc and kitchenette

TERMS:

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

RENT:

£14,300 per annum exclusive

RATES PAYABLE:

We understand from a verbal enquiry of the London Borough of Bromley that the rates payable on the premises are **£2,238.50** (2010/2011 assessment). 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