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LINAYS
COMMERCIAL

PROPERTY CONSULTANTS
CHARTERED SURVEYORS
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LEASE AVAILABLE

**VERY PROMINENT CAR SHOWROOM
WITH FORECOURT AND OFFICES
NEXT DOOR TO HALFORDS SUPERSTORE**



Archive Photo

**485 BLACKFEN ROAD, BLACKFEN,
SIDCUP DA15 9NP**

LOCATION: Situated fronting the Blackfen Road immediately adjoining a Halfords Superstore and diagonally opposite a Shell petrol station and shopping parade. The property is close to the Blendon roundabout and Audi Car Showroom and Sales Centre. Travel distance to the A2M Blendon Junction is approx. 500 yards, thus offering direct trunk road access to the M25 London Orbital Motorway at Junction 3

DESCRIPTION: Comprises a car showroom premises with sales forecourt, mezzanine offices and small store room plus shared cloakroom/wc. To the left-hand side of the property is a vehicle roadway leading to a separate rear workshop and MOT Station which is not included in the proposed letting. The roadway must be kept clear at all times.

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)

Showroom: 30' x 52'9 (9.14m x 13.03m)

Mezzanine Offices (2): 13'8 x 9'3 and 13'8 x 9'0'
(4.17m x 2.82m) & (4.17m x 2.74m)
(all dimensions taken at extremes)

Showroom Floor approx: 1580 sq.ft. (145.49 m²)

Offices approx: 220 sq.ft. (38.25 m²)

With internal open tread staircase.

Small rear store 11'0 x 3'0 3.35m x 0.914m)

Shared cloakroom/wc

Please note that the occupiers of the workshop at the rear have a shared access to the lobby leading to the cloakroom/wc and store.

Vehicle display forecourt: 8-10 vehicles

TERMS:

Let upon a full repairing and insuring lease for a term expiring 25th March 2016 at a rental of **£20,000 per annum exclusive** payable Quarterly in advance. The Lease includes Tenant Only Break Clauses each operable upon 3 months prior Notice effective on the 3rd and 4th anniversaries of the Lease. The Lease is granted Outside of the Provisions of the Landlord & Tenant Act 1954 (as amended).

RENT DEPOSIT:

The ingoing Tenant will be requested to provide a Rent Deposit of **£5,000** to be held throughout the term of the Lease.

RATES PAYABLE:

We understand from a verbal enquiry of the London Borough of Bexley that the rates payable on the premises are **£8,443.50** (2011/2012 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:

STRICTLY 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