

Ref: AGT/CJL/0:3711



LINAYS
COMMERCIAL

PROPERTY CONSULTANTS
CHARTERED SURVEYORS
VALUERS & ESTATE AGENTS

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TO LET

**LOCK UP SHOP UNIT
SALES AREA APPROX 1140sq.ft. (105.91m²)**



11 UPPER WICKHAM LANE, WELLING DA16 3AA

LOCATION:

Situated in a prominent position within an established parade close to Welling Corner. Surrounding occupiers include Dominoes Pizzas, Superdrug, Quicksilver, Wimpey and Ellenor Hospice. To the rear of the property is the extensive Morrison's Supermarket and car park.

DESCRIPTION:

Comprises a mid terrace lock up shop unit offering open sales space currently arranged to provide front and rear sales areas, plus ladies and gents cloakroom/wc's. See features and amenities over.

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ACCOMMODATION:

(with approximate dimensions and floor areas - please note all dimensions taken at extremes)

SHOP: 16'8" 5.08m) (average) narrowing to the rear to 8' (2.44m) after 64'3" (18.36m). Max sales depth 75' (22.86m)

SALES AREA APPROX 1140sq.ft. (105.91m²)

Ladies and Gents cloakroom/wc's
Loading door at rear via shared service road.

FEATURES: (all untested)

- Modern glazed shop front
- Fluorescent lighting
- Tiled floor
- Ladies and gents cloakroom/wc's
- Boarded or tiled ceiling
- 3 phase power supply.

TERMS:

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

RENT:

£12,000 per annum exclusive

SERVICE CHARGE:

We are advised by our Clients that a service charge is levied to cover the cost of the repair, decoration, maintenance and management of the common parts and structure. Full details awaited.

RATES PAYABLE:

We understand from a verbal enquiry of the London Borough of Bexley that the rates payable on the premises are £3891.60 (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

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