

Ref: MT/CJL/0:3717

LINAYS
COMMERCIAL

PROPERTY CONSULTANTS
CHARTERED SURVEYORS
VALUERS & ESTATE AGENTS

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TO LET

**LOCK UP SHOP UNIT PROMINENT POSITION
APPROX 750sq.ft (69.68m²)**



43 CROYDON ROAD, WEST WICKHAM, BR4 9HZ

LOCATION:

The premises are located in a prominent position within an established local parade on Croydon Road. Nearby occupiers include The Co-operative and Focus DIY.

DESCRIPTION:

The property comprises a mid terraced lock up shop unit with rear storage. The property benefits from rear access and there are two garages at the rear of the property.

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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)

SHOP: Internal width 16' max (4.88m)
Internal depth 31'2" (9.50m)

SALES AREA APPROX 470sq.ft. (43.66m²)
Plus internal storage of 150sq.ft. (13.94m²)

FEATURES TO THE MAIN RETAIL AREA:

(all untested)

- Electric shutters
- Electrical supply
- Service yard at the rear to include 2 garages

TERMS:

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

RENT:

£10,000 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 £2,773.80 (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