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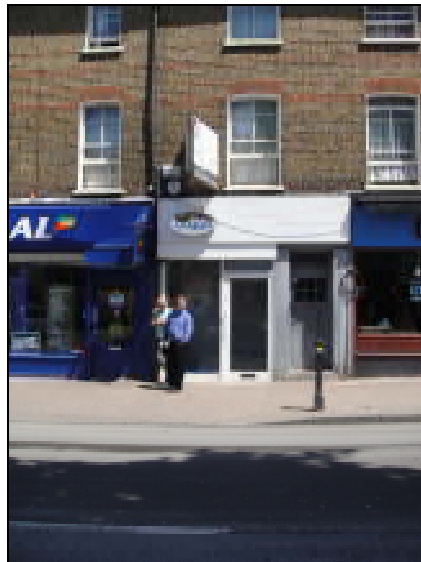
LINAYS
COMMERCIAL

PROPERTY CONSULTANTS
CHARTERED SURVEYORS
VALUERS & ESTATE AGENTS

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Orpington, Kent. BR5 1NA
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TO LET

PRIME RETAIL UNIT (SALES AREA APPROX 515 SQ.FT. (47.85M²))



14 HIGH STREET, CHISLEHURST, BR7 5AN

LOCATION: Situated in a prominent and central position between Café Nero and Coral Bookmakers. Surrounding occupiers include Lloyds Pharmacy, Santander, Diva Shoes and a range of restaurant and good quality retail outlets.

DESCRIPTION: Comprises a mid terrace lock-up shop with rear office, staff and storage areas plus cloakrooms/wc's.

ACCOMMODATION: (with approximate dimensions and floor areas) comprises:-

SHOP APPROX:	515 sq.ft.	(47.84m ²)
OFFICE/STORE APPROX:	110 sq.ft.	(10.22m ²)

Continued/.....

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

TERMS: To be let upon a full repairing and insuring Lease at terms to be agreed.

RENT: £18,500 per annum exclusive

PREMIUM: Offers invited.

RATES PAYABLE: We understand from a verbal enquiry of the London Borough of Bromley that the rates payable on the premises are **£4,641.31** (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 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

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