

CRAYFORD

179 CRAYFORD ROAD

DA1 4HA

LINAYS

COMMERCIAL

26A STATION SQUARE
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TO LET - PROMINENT RETAIL PREMISES – A1 RETAIL USE

Location

Crayford is situated within The London Borough of Bexley some 15 miles south-east of Central London, midway between Dartford and Bexleyheath on the A207.

The property is situated on the north side of Crayford Road which is one of the principal retail thoroughfares serving the town centre. Occupiers close by include Gregg's, Barclays Bank, Iceland and Coral Bookmakers.

The Tower Retail Park is situated nearby where retailers include Next, PC World, Curry's, Boots, Pets at Home, Sports World and McDonald's. On street parking is available within close proximity and 390 spaces are available within the adjacent retail park.



Description

The property comprises an end of terrace ground floor retail unit currently arranged to provide front sales area and partitioned ancillary storage space plus WC. The property benefits from parking available at the roadside and a rear loading bay/parking area accessed via a shared service road.

Accommodation

(with approximate dimensions and floor areas)

Internal Width:	17'5"	5.3m
Sales Depth:	42'10"	12.8m
Sales Area Approx:	736sq.ft	68sq.m
Storage:	89sq.ft	8.2sq.m
W/C & Rear Yard		

Terms

The premises are available to let on the basis of a new effectively full repairing and insuring lease for a term of years to be agreed at a commencing rent of **£15,000 (Fifteen Thousand Pounds) per annum exclusive**.

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

Ref: 4940

Rating Assessment

We understand from the Valuation Office Agency (VOA) website that the rates payable on the premises are £5206.57 (2018/19 assessment). Interested parties are **strongly** advised to check the actual rates liability with the local authority directly.

Legal Costs

The ingoing tenant is to be responsible for the payment of both parties legal fees incurred in the letting.

VAT

We have been advised by our clients that VAT **will** be payable upon the rental amount.

Planning

The property has most recently been used for the sale of cards and gifts falling under Class A1 (Retail) of the Town & Country Planning (Use Classes) Order 1987. Alternative uses may be suitable, subject to landlord's consent and obtaining any necessary planning consent. Interested parties are advised to make their own enquiries to The London Borough of Bexley Planning Department.

Commercial Energy Performance Certificate

Energy Performance Certificate Non-Domestic Building



179 Crayford Road
Crayford
DARTFORD
DA1 4HA

Certificate Reference Number:
0950-0031-1619-1202-4002

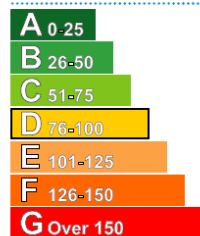
This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information in the guidance document *Energy Performance Certificates for the construction, sale and let of non-dwellings* available on the Government's website at www.gov.uk/government/collections/energy-performance-certificates.

Energy Performance Asset Rating

More energy efficient



..... Nat zero CO₂ emissions



92 This is how energy efficient the building is.

Technical Information

Main heating fuel: Grid Supplied Electricity
Building environment: Heating and Natural Ventilation
Total useful floor area (m²): 88
Assessment Level: 3
Building emission rate (kgCO₂/m² per year): 145.92
Primary energy use (kWh/m² per year): 863.14

Benchmarks

Buildings similar to this one could have ratings as follows:
24 If newly built
69 If typical of the existing stock

Viewings

Available by prior appointment via Linays Commercial Limited.



Contact: Mandeep Cheema Email: mc@linays.co.uk

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