

# LOCKSOTTOM

340 CROFTON ROAD

BR6 8NN

# LINAYS

COMMERCIAL

26A STATION SQUARE  
PETTS WOOD, ORPINGTON,  
KENT. BR5 1NA  
Fax: 01689 831416

**01689 875 511**

**TO LET – A1 RETAIL UNIT**

## Location

Locksbottom is located within the London Borough of Bromley between Orpington and Bromley. The property is situated on the A232 Crofton Road a short distance from the busy A21 Farnborough Common Junction providing direct access to Junction 4 of the M25 motorway.

The premises is located in a prominent position within an established parade. Surrounding occupiers, include lidl supermarket, Mcolls convenience store and a number of independent traders. Pay and display car parking at the roadside.



## Description

The premises are set out over ground floor and comprise an end of terrace lock up shop unit currently arranged to provide front retail space, kitchen and WC.

The property benefits from bay windows and rear parking and pay and display parking is available at the road side.

We believe the premises would suit a wide range of operators' subject to the necessary planning consent.

## Accommodation

(with approximate dimensions and floor areas)

**Sales Area Approx 563.70 sq.ft (52 sq.m)**

Kitchen  
WC


## 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 rental of **£Price upon application** per annum exclusive, payable quarterly in advance. A rental deposit is to be held by the landlord. **Our clients is seeking a premium to the sum of £30,000 is payable for the benefit of the lease.**

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/Lesseees 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/Lesseees 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

Rating Assessment	Commercial Energy Performance Certificate
<p>We understand from the Valuation Office Agency (VOA) website that the rates payable on the premises are £8,134.50 (2018/19 assessment). Interested parties are <b>strongly</b> advised to check the actual rates liability with the local authority directly.</p>	<p>Assessment awaited</p>
<h3>Legal Costs</h3>	
<p>The ingoing tenant is to be responsible for a contribution towards the landlord's legal fees by way of an undertaking.</p>	
<h3>VAT</h3>	
<p>We have been advised by our clients that VAT will <b>NOT</b> be payable upon the rental amount.</p>	<h3>Viewings</h3>
	<p>Available by prior appointment via Linays Commercial Limited.</p> <div data-bbox="927 1247 1239 1465" style="text-align: center;">  <p>26A STATION SQUARE PETTS WOOD, ORPINGTON, KENT. BR5 1NA Fax: 01689 831416</p> <p><b>01689 875 511</b></p> </div> <p>Contact: Mandeep Cheema      Email: <a href="mailto:mc@linays.co.uk">mc@linays.co.uk</a></p>