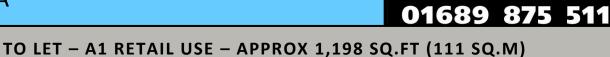
ERITH

21 PIER ROAD

DA8 1TA



Location

Erith is a district of south-east London which lies north-east of Bexleyheath and north-west of Dartford.

The property is situated in a prominent position within the town centre to the eastern side of Pier Road and opposite a large car park.

The property is located within close proximity to the Riverside Shopping Centre where tenants include Matalan, Argos and Barclays Bank. Erith Railway Station is located approximately 0.2 miles from the subject property and provides regular services to Central London.

Description

The property comprises a mid-terrace shop unit with rear garage and yard. The unit offers open sales space with two treatment rooms and a kitchenette.

The previous tenant was trading as a hairdresser (A1 Retail) though the unit would lend itself to a variety of uses.



COMMER

26A STATION SQUARE PETTS WOOD, ORPINGTON, KENT. BR5 1NA

Fax: 01689 831416

Accommodation

(with approximate dimensions and floor areas)

<u>Shop</u>		
Internal Width	17'1"	(5.21m)
Sales Depth	36'6"	(11.13m)
Sales Area	626 sq ft	(58.16m²)
Treatment Room 1	155 sq ft	(14.40m²)
Treatment Room 2	73 sq ft	(6.78m²)
Kitchenette	56 sq ft	(5.23m²)
W/C	-	-
Garage	160 sq ft	(14.86m²)
Rear Yard	-	-
Total Floor area approx. 1,198 sq.ft (111.30m ²)		

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: 4914

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 **£12,000 (Twelve Thousand Pounds) per annum exclusive** payable quarterly in advance.

Ratable Value

We understand from the Valuation Office Agency (VOA) website that the rates payable on the ground floor shop/office are £3,648.20 (2017/2018 assessment). Interested parties are **strongly** advised to check the actual rates liability with the local authority.

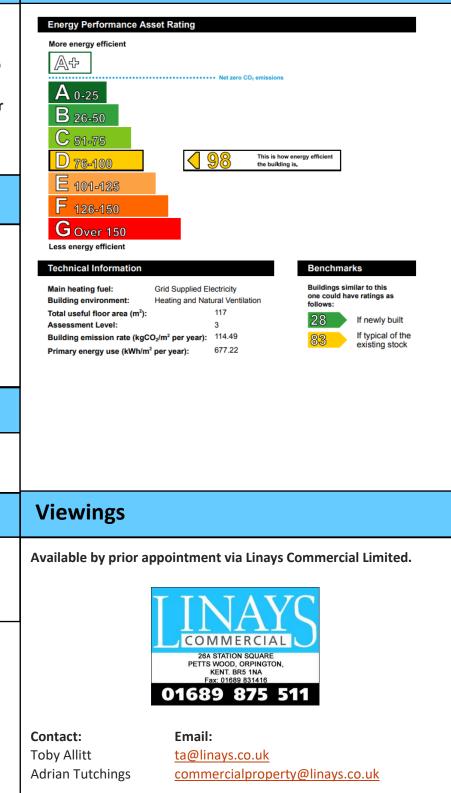
Legal Costs

Each party to bear their own legal fees incurred in respect of this transaction.

VAT

We are advised by our clients that VAT **will not** be payable on the price agreed under current legislation.

Commercial Energy Performance Certificate



THE PROPERTY MISDESCRIPTIONS ACT 1991

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