

# CRAYFORD

171-173 CRAYFORD ROAD

DA1 4HA

# LINAYS

COMMERCIAL

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

**01689 875 511**

**TO LET – DOUBLE FRONTED RETAIL UNIT – PROMINENT MAIN ROAD POSITION**

## 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 within an established parade and surrounding occupiers include Subway, Greggs Bakery, Nandos and Iceland, Saver's plus a number of independent retailers.

The Tower Retail Park is in close proximity offering free parking and where tenants include Next, PC World, Curry's, Boots, Pets at Home, Sports World and McDonald's.



## Accommodation

(with approximate dimensions and floor areas)

Internal Width:	36'7"	11.1m
Sales Depth:	41'2"	12.5m
Built Depth:	51'	15.6m
<b>Sales Area Approx:</b>	<b>1512sq.ft</b>	<b>140sq.m</b>
Kitchen:	127sq.ft	11sq.m
Storage:	47sq.ft	4sq.m
WC		
Rear Yard/Parking		

## Description

The premises comprise a mid-terrace, double fronted, retail unit currently arranged to provide front sales area, kitchen and staff facilities. Features include air conditioning, aluminum glazed shopfront with bi-folding doors and security shutters.

To the rear is a loading bay/parking area accessed via a shared service road off of Swaislands Drive.

The premises are considered suitable for a wide range of occupiers including, retail, restaurant or leisure.

## Terms

The premises are available to let on the basis of a effectively full repairing and insuring lease for a term of years to be agreed at a commencing rent of **£28,000 per annum exclusive**.

## Rating Assessment

We understand from the Valuation Office Agency (VOA) website that the rates payable on the premises are £11,215.75(2018/19 assessment). Interested parties are **strongly** advised to check the actual rates liability with the local authority directly.

## Legal Costs

Each party to bear their own legal and professional fees.


## VAT

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

## Service Charge

A service charge is levied in respect of the common parts and structure.

## Commercial Energy Performance Certificate

**Energy Performance Certificate**   
 Non-Domestic Building

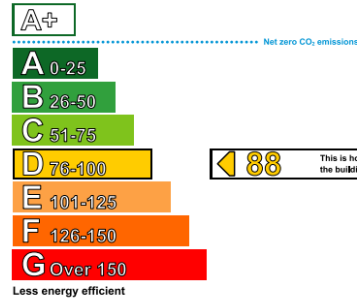
171-173 Crayford Road  
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**Certificate Reference Number:**  
 9807-3061-0763-0700-7295

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](http://www.gov.uk/government/collections/energy-performance-certificates).

### Energy Performance Asset Rating

More energy efficient



### Technical Information

Main heating fuel: Grid Supplied Electricity  
 Building environment: Air Conditioning  
 Total useful floor area (m<sup>2</sup>): 172  
 Assessment Level: 3  
 Building emission rate (kgCO<sub>2</sub>/m<sup>2</sup> per year): 139.99  
 Primary energy use (kWh/m<sup>2</sup> per year): Not available

### Benchmarks

Buildings similar to this one could have ratings as follows:

**26** If newly built  
**77** If typical of the existing stock

## Viewings

Available by prior appointment via Linays Commercial Limited.

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