

SIDCUP

17 BLACKFEN ROAD

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LINAYS

COMMERCIAL

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**TO LET – RETAIL SHOP UNIT WITH FRONT FORECOURT PARKING AREA
APPROX 573 SQ.FT (53.23 SQ.M)**

Location

Blackfen is a largely residential area of South East London within the London Borough of Bexley and located north of Sidcup.

The premises are situated in a prominent position fronting a busy road (A210) which links the local shopping centre of Blackfen with Eltham. The subject property forms part of a small parade of retail units within a principally residential area. The University of Greenwich Avery Hill Campus is in close proximity.



Accommodation

(With approximate dimensions and floor areas)

Forecourt		
Internal Width	13' 9"	(4.2m)
Sales Depth	29' 2"	(8.9m)
Sales Floor Area Approx.	573 sq.ft	(53.23 sq.m)
Kitchen		
WC		

Description

The premises comprise a mid-terrace ground floor lock up shop unit with front sales area, kitchen and cloakroom/WC. The property benefits from a front forecourt and electric roller shutter. The property was previously occupied as a hairdressers under class A1 retail use and we believe the property would be suitable for a wide variety of users subject to the grant of planning permission. Interested parties should make their own enquiries with the local authority.

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 **£14,500 (Fourteen Thousand Five Hundred Pounds)** per annum exclusive. All rents are payable quarterly in advance.

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

Rating Assessment

We understand from the Valuation Office Agency (VOA) website that the rates payable on the shop premises are £3,256.50 (2019/20 assessment).

Interested parties are **strongly** advised to check the actual rates liability with the local authority directly.

VAT

We have been advised by our clients that VAT will **NOT** be payable upon the rental amount agreed under current legislation.

Legal Costs

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

Commercial Energy Performance Certificates

Assessment awaited

Viewings

Available by prior appointment via Linays Commercial Limited.



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