

BEXLEYHEATH

1 ERITH ROAD
DA7 6BS

LINAYS COMMERCIAL

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

01689 875 511

TO LET – LOCK UP SHOP UNIT IN PROMINENT POSITION

Location

The property is situated in a prominent position close to the junction of The Broadway and Watling Street.

Directly opposite the property is the extensive Bexley Council Civic Centre with associated car parking plus an adjacent housing development.

Description

Comprises a ground floor lock up shop unit with UPVC glazed display window upon plinth, tiled floors and security shutters.
Kitchenette and WC facilities are located at the rear.

Accommodation

(with approximate dimensions and floor areas)

Shop:

Internal Width 12'07" (3.6m)

Internal Depth 25' (7.6m)

Floor Area Approx: 300sq.ft (27.8m²)

Rear Kitchenette and 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 rent of **£150 per week exclusive (£7,800 per annum exclusive)**.

Rents payable quarterly in advance.


Rating Assessment

We understand from the Valuation Office Agency (VOA) website that the rates payable on the premises are £1,878.75 (2019/20 assessment). Prospective tenants may be able to obtain some relief from the payment of Business Rates under the current small business rate relief Government incentive and should contact the Business Rates section of London Borough of Bexley : 0208 315 2174.

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

Legal Costs	Commercial Energy Performance Certificate
<p>Each party to be responsible for the payment of own legal and professional fees in respect of this transaction.</p>	<p>Our client has been informed that a commercial energy performance certificate is to be made available in respect of this transaction and advises that an assessor will be instructed to provide the CEPC.</p>
VAT	
<p>We have been advised by our clients that VAT will NOT be payable upon the rental amount under current legislation.</p>	
Notes	Viewings
<p>Please note that our clients will not consider proposals for A5 (Takeaway Use) in respect of these premises but will consider alternative uses subject to the tenant obtaining any required planning approval.</p>	<p>Only available by prior appointment via Linays Commercial Limited.</p> <div data-bbox="906 1182 1200 1392" style="text-align: center;">  <p>LINAYS COMMERCIAL 26A STATION SQUARE PETTS WOOD, ORPINGTON, KENT, BR5 1NA Fax: 01689 831416 01689 875 511</p> </div> <p>Contact: Toby Allitt ta@linays.co.uk Mandeep Cheema mc@linays.co.uk Adrian Tutchings commercialproperty@linays.co.uk</p>

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