

CHISLEHURST

2 QUEENS PASSAGE

BR7 5AP

LINAYS

COMMERCIAL

26A STATION SQUARE
PETTS WOOD, ORPINGTON,
KENT. BR5 1NA
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**TO LET – GROUND & FIRST FLOOR INDUSTRIAL/WORKSHOP SPACE
APPROX 769 SQ.FT (71.44M²)**

Location

Chislehurst is an affluent residential suburb situated in north Kent and within the London Borough of Bromley. Chislehurst Station is located approx. 1.5 km (1 miles) to the south west, with regular train services providing access to a number of London stations

The premises are situated at the western end of Queens Passage, a predominantly residential road located immediately to the rear of Chislehurst High Street.



Description

Comprises self-contained, open plan ground and first floor workshop space set within a two-storey building of brick construction.

The demise is to include shared WC facilities and use of one parking space upon the front forecourt area.

Accommodation

(with approximate dimensions and floor areas)

Ground Floor	241 sq.ft (22.38 m ²)
First Floor	528 sq.ft (49.05 m ²)
Shared W/C	-
Total Floor Area	769 sq.ft (71.44 m²)


Terms

The premises are available to let on a new lease basis at a commencing rental of **£200 per week (£800 per calendar month)** payable monthly 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	Commercial Energy Performance Certificate
<p>We understand from the Valuation Office Agency (VOA) website that the rates payable on the premises are £1,653.30` (2019/20 assessment). Interested parties are strongly advised to check the actual rates liability with the local authority directly.</p>	<p>Awaiting Assessment</p>
<p>VAT</p> <p>We have been advised by our clients that VAT will NOT be payable upon the rental amount under current legislation.</p>	
Legal Costs	Viewings
<p>Each party to bear their own legal and professional fees incurred in respect of this transaction.</p>	<p>Available strictly by prior appointment with Linays Commercial Limited.</p> <div data-bbox="1003 1310 1289 1514" style="text-align: center;">  <p>www.linays.co.uk</p> <p>01689 875 511</p> </div> <p>Contact: Toby Allitt Mandeep Cheema</p> <p>Email: ta@linays.co.uk mc@linays.co.uk</p>