

FARNBOROUGH

8 & 10 CHURCH ROAD

BR6 7DB

LINAYS

COMMERCIAL

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

01689 875 511

**TO LET – TWO ADJOINING REFURBISHED RETAIL/OFFICE UNITS
AVAILABLE SEPERATELY OR COMBINED**

Location

Farnborough is located within the London Borough of Bromley approx. 2 miles south west of Orpington and within close proximity to the main A21 which provides direct access to Bromley and Junction 4 of the M25 Motorway.

The premises are situated in a central village location close to the junction of Church Road with High Street. The village offers a mixture of retail, professional offices, catering establishments & public houses. Further shopping and restaurant facilities are situated in Locksbottom.



Description

The two units which are to be offered separately or combined comprise newly refurbished retail space with the benefit of new shop entrance doors, lighting, power points, cloakroom/WC's and kitchenettes.

We believe the premises will be suitable for a variety of occupiers including office and retail. Our clients will consider alternative uses (excluding catering) subject to planning.

Accommodation

(with approximate dimensions and floor areas)

8 Church Road: 10'0" widening to 14'0" narrowing to 8'10" by a maximum depth of 41'0"

Total Floor Area: **400 sq.ft** **37.16 sq.m**

10 Church Road: 11'6" widening to 14'0" narrowing to 8'10" by a maximum depth of 41'0"

Total Floor Area: **380 sq.ft** **35.30 sq.m**

Terms

Each unit is available to let on the basis of a new full repairing and insuring lease for a term of years to be agreed at a commencing rent of **£12,000 (Twelve Thousand Pounds)** per unit/ per annum exclusive or **£24,000 (Twenty Four Thousand Pounds)** per annum exclusive. Rents 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 current rates (prior to refurbishment) payable on the premises are currently assessed as follows:

8 Church Road - £2,605.20 (2018/19)

10 Church Road - £2,304.60 (2018/19)

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

Prospective tenants may be able to obtain full rates relief under the small business rate relief Government incentive and should make their own enquires with the London Borough of Bromley Business Rates Department.

Please note the property may be re-assessed again upon completion of the refurbishment works.

VAT

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

Legal Costs

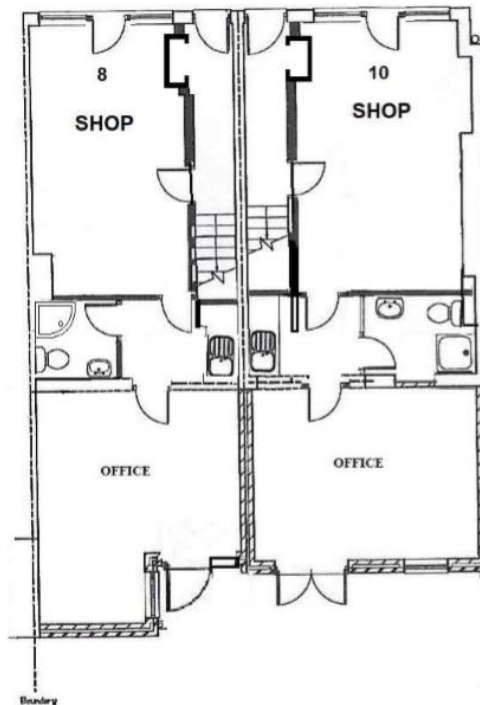
Each party to be responsible for their own legal fees.

Commercial Energy Performance

Assessments Awaited

Floor Plan

Floor plan 8 & 10 Church Road, Farnborough, BR6 7DB



Viewings

Available by prior appointment via Linays Commercial



Contact:
Adrian Tutchings

Email:
commercialproperty@linays.co.uk

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