

# LONDON

17 WESTMORELAND ROAD

SE17 2AX

# LINAYS

COMMERCIAL

26A STATION SQUARE  
PETTS WOOD, ORPINGTON,  
KENT. BR5 1NA  
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**01689 875 511**

**TO LET - MID TERRACE A1 RETAIL UNIT – 958SQ.FT/89SQ.M**

## Location

Westmoreland Road is located just off of Walworth Road (A215) close to the junction with Camberwell Road. The area benefits from numerous bus routes providing easy access to Elephant & Castle and London Bridge.

The property is situated in a predominantly residential area within an established parade benefitting from good levels of pedestrian footfall. Pay and display parking is available at the roadside.

Surrounding occupiers include a number of retail and restaurant/takeaway operators.



## Description

Comprises a mid-terrace ground floor lock up shop unit.

The premises are currently arranged to provide open plan sales area, partitioned treatment room, store room and WC.

Internally the premises would be suitable for a variety of retail uses.

## Accommodation

(with approximate dimensions and floor areas)

Internal Width:	16"	4.9m
Total Depth:	53'8"	16.4m
<b>Ground Floor Area:</b>	<b>958 sq ft</b>	<b>89 sq m</b>
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 **£15,000 per annum exclusive**. A rental deposit is to be held by the Landlord.

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	Energy Performance Certificate
<p>We understand from the Valuation Office Agency (VOA) website that the rates payable on the premises are £5544.00 (2017/18 assessment). Interested parties are <b>strongly</b> advised to check the actual rates liability with the local authority directly.</p> <p>Prospective tenants may be able to obtain full relief from Business Rates under the small business rate relief Government incentive and should contact the London Borough of Southwark Business Rates Department.</p>	
<h3>VAT</h3>	
<p>We have been advised by our clients that VAT will <b>NOT</b> be payable upon the rental under current legislation.</p>	
Planning	Viewings
<p>The property has most recently been trading as a Hairdressers falling under Class A1 (Retail) of the Town &amp; Country Planning Use Classes Order 1987. Interested parties are advised to make their own enquiries to The London Borough of Southwark Planning Department.</p>	<p>Available by prior appointment with Linays Commercial Limited.</p> <p><b>Contact:</b> Mandeep Cheema                      <b>Email:</b> <a href="mailto:mc@linays.co.uk">mc@linays.co.uk</a></p>

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