

BLACKFEN

14 BLACKFEN PARADE, BLACKFEN ROAD

DA15 9LU

LINAYS COMMERCIAL

26A STATION SQUARE
PETTS WOOD, ORPINGTON,
KENT. BR5 1NA
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TO LET – A1 RETAIL UNIT - PROMINENT MAIN ROAD LOCATION

Location

Situated in a prominent position within an established parade. Surrounding occupiers include Tesco Express, Machine Mart, BetFred, Costcutter, Costa Coffee and Bexley Library. The A2 trunk road is approx half a mile distant, which provides access into central London and east to the M25.

Description

Comprises a mid-terrace shop unit with rear staff area/ kitchenette. There is also loading access via a shared rear service road. The unit has the benefit of electric security shutter and a modern glazed frontage. The main retail area has a suspended ceiling with integral category II lighting and carpeted floor.

The property is currently arranged to provide partitioned rear storage areas which we understand could be included within the sales space.

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 **£18,000 per annum exclusive**. A rental deposit to the sum of 3 (Three) months rent is to be held by the Landlord. All rents are to be paid quarterly in advance.



Accommodation

(with approximate dimensions and floor areas)

Internal Width:	16'4"	5.02m
Sales Depth:	42'7"	13.04m
Rear Store (Partitioned)	458 sq.ft	42.6 sq.m
Total Ground Floor Area	1,165sq.ft	108sq.m
Kitchenette & W/C		
Double loading door leading to rear yard/ access road.		

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 premises are £6,722.91 (2020/21 assessment). Interested parties are **strongly** advised to check the actual rates liability with the local authority directly.

Legal Costs

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

VAT

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

Commercial Energy Performance Certificate

Energy Performance Certificate Non-Domestic Building



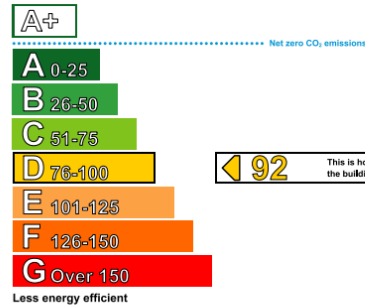
14 Blackfen Parade
Blackfen Road
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DA15 9LU

Certificate Reference Number:
0794-9333-0130-4500-4403

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information in the guidance document *Energy Performance Certificates for the construction, sale and let of non-dwellings* available on the Government's website at www.gov.uk/government/collections/energy-performance-certificates.

Energy Performance Asset Rating

More energy efficient



Technical Information

Main heating fuel: Grid Supplied Electricity
 Building environment: Heating and Natural Ventilation
 Total useful floor area (m²): 115
 Building complexity (NOS level): 3
 Building emission rate (kgCO₂/m² per year): 76.34
 Primary energy use (kWh/m² per year): Not available

Benchmarks

Buildings similar to this one could have ratings as follows:

30 If newly built
 87 If typical of the existing stock

Viewings

Available by prior appointment via Linays Commercial Limited.



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