

BLACKFEN

265 WESTWOOD LANE

DA15 9PS

LINAYS COMMERCIAL

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

01689 875 511

TO LET – GROUND AND FIRST FLOOR RETAIL/OFFICE UNIT

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/office unit set out over ground and first floor with rear kitchenette and WC.

The main retail area has a suspended ceiling with integral category II lighting and floor coverings.

The property is currently arranged to provide office space at first floor level 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 **£14,000 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)

Ground Floor:	181sq.ft	16.8sq.m
First Floor:	219sq.ft	20.3
Total Floor Area	400sq.ft	37sq.m
Kitchenette & W/C		

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 £1877.74 (2020/21 assessment).

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 Bexley Business Rates Department.

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

Viewings

Available by prior appointment via Linays Commercial Limited.



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