

BLACKFEN

225 BLACKFEN ROAD

DA15 8PR

LINAYS

COMMERCIAL

26A STATION SQUARE
PETTS WOOD, ORPINGTON,
KENT. BR5 1NA
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TO LET – A1 RETAIL/CLASS E UNIT – FORECOURT PARKING

Location

Blackfen is a largely residential area of South East London within the London Borough of Bexley and located north of Sidcup. The A2 trunk road is approx half a mile away, which provides access into central London and east to the M25. The property is situated close to the junction of Sycamore Avenue in a prominent position within an established parade. Surrounding occupiers include several independent retailers, restaurants/takeaways and office occupiers.

The property comprises a mid-terrace shop unit set out over ground floor level with front forecourt area. There is also loading/delivery access via a shared rear service road. Internally the unit is currently arranged to provide front retail/sales area, rear storage, kitchen and WC.



Accommodation

(with approximate dimensions and floor areas)

Internal Width:	15'7"	4.8m
Sales Depth:	24'9"	7.6m
Sales Area:	387sq.ft	35.9sq.m
Rear Store	154 sq.ft	14.3 sq.m
Total Ground Floor Area	541sq.ft	50 sq.m
Kitchenette & W/C		
Door leading to rear yard/ access road.		

Terms

The premises are available to let on the basis of a new effectively full repairing and insuring lease for a term of 8 (Eight) years 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.

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 £3,851.68 (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

Viewings

Available by prior appointment via Linays Commercial Limited.



Contact:
Mandeep Cheema

Email:
mc@linays.co.uk

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