

MOTTINGHAM

12 CRANLEY PARADE, KIMMERIDGE ROAD

SE9 4EA

LINAYS

COMMERCIAL

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TO LET – RETAIL/CLASS E PREMISES - APPROX. 707 SQ.FT (65 SQ.M)

Location

Mottingham is a predominantly residential suburb within the London Borough of Bromley approximately 9 miles south east of Central London. The town has a railway station providing regular commuter services to London with an average journey time of 30 minutes. The A20 passes immediately to the north and provides direct access to Central London and the M25 (Junction 3)/M20 (Junction 1).

The subject property is located in a prominent position forming part of the main retail pitch and community hub for the estate, at the junction with Beaconsfield Road and Kimmeridge Road.



Description

The premises comprise a mid-terrace retail unit set out over ground floor level. Internally, the current layout provides an open plan sales area, kitchenette and WC. Features include suspended ceiling with LED lighting, floor coverings and security shutters (all untested). We believe the premises would be suitable for a wide variety of business including retail or professional services

Accommodation

with approximate dimensions and floor areas)

Internal width	17'4"	5.3m
Sales Depth	38'0"	11.6m
Sales Area:	707sq.ft	(65m²)
Kitchenette		
W.C		

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 **£15,700 per annum exclusive**.

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 £4,439.00 (2020/21 assessment). Interested parties are strongly advised to check the actual rates liability with the local authority directly. Prospective tenants/ occupiers may be able to obtain full relief from Business Rates under the small business rate relief Government incentive.

Legal Costs

Each party to bear their own legal and professional fees incurred in respect of this transaction.

VAT

We have been advised by our clients that VAT **WILL** be payable upon the rental amount.

Planning

We understand the property falls under Class E of the Town & Country Planning Use Classes Order as of 1st September 2020 which allows for the premises to be occupied for the purposes of a shop, financial/professional services, café or restaurant (not take-away), light assembly work, clinic, health centre, creche, day nursery, day centre, gymnasium/indoor recreation. The above uses are all subject to Landlord's consent. Consent may be required for any alterations (e.g. ventilation & extraction).

Commercial Energy Performance Certificate

Assessment awaited

Internal Photograph



Viewings

Available by prior appointment via Linays Commercial Limited.



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