

ERITH

40 STELLING ROAD

LONDONDERRY PARADE

DA8 3JH

LINAYS

COMMERCIAL

26A STATION SQUARE
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**TO LET - RETAIL / CLASS E USE PREMISES – FULLY REFURBISHED
GROUND FLOOR – 497 SQ.FT (46SQ.M)**

Location

Erith is a suburb located 1.5 miles north-east of Bexleyheath within the London Borough of Bexley. Erith Railway Station is approx. 0.9 miles from the property, providing direct train services to London Charing Cross and Dartford.

The subject property is situated in a neighbourhood parade of six retail units forming part of mixed-use development within a predominantly residential area.

The parade benefits from free parking available at the roadside.



Description

The property comprises a mid-terrace ground floor retail unit with forecourt and rear yard area.

Internally, the premises have been refurbished throughout and currently arranged to provide front sales area and WC.

Features include electric shutters, glazed shopfront and suspended ceiling with LED lighting.

Accommodation

(with approximate dimensions and floor areas)

Internal Width:	16' 4"	5m
Built Depth:	33'1"	10.1
Sales Area:	497sq.ft	46sq.m
Rear Yard		

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 rental of **£12,000 (Twelve Thousand Pounds)** per annum exclusive, payable quarterly in advance.

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	Commercial Energy Performance Certificate
<p>We understand from the Valuation Office Agency (VOA) website that the rates payable on the premises are £1,946.10 (2022/23 assessment). Interested parties are strongly advised to check the actual rates liability with the local authority directly.</p> <p>Prospective tenants may be able to obtain 100% relief from Business Rates under the Small Business Rate Relief Government Incentive and should contact the London Borough of Bexley Business Rates Department for further information.</p>	
VAT	
<p>We have been advised by our clients that VAT will NOT be payable upon the rental amount.</p>	Viewings
Planning	<p>Available by prior appointment via Linays Commercial Limited.</p> <p>Contact: Mandeep Cheema Email: mc@linays.co.uk</p>
<p>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, gymnasium/indoor recreation. Consent may be required for any external alterations (e.g. ventilation & extraction). <u>All of the above uses are subject to Landlord's approval.</u></p>	