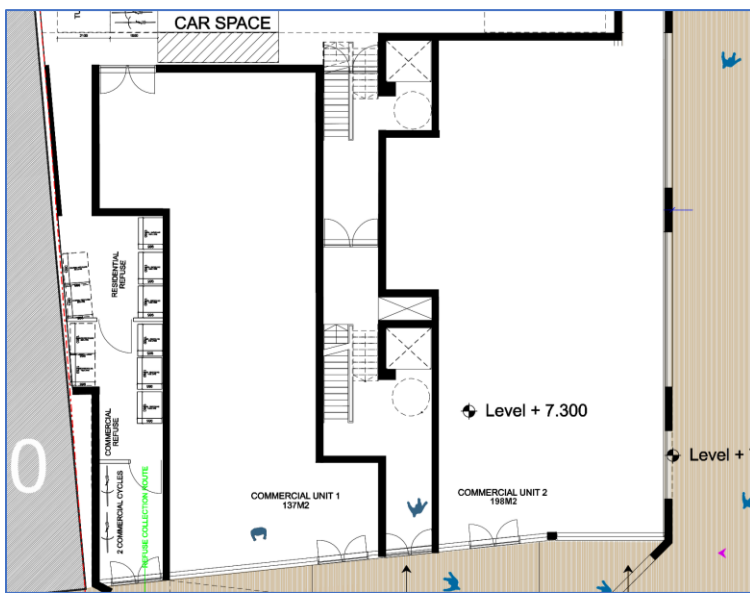




TWO NEW COMMERCIAL UNITS TO LET
CRAYFORD DA1 4ES
152 & 154 CRAYFORD ROAD
UNIT 1: 1,474SQ.FT / 137SQ.M. UNIT 2: 2,131SQ.FT /197SQ.M
GROUND FLOOR LEVEL WITHIN RESIDENTIAL DEVELOPMENT
CLASS E USE - PROMINENT MAIN ROAD LOCATION
SHELL CONDITION – READY FOR TENANT’S FIT OUT



LOCATION

Crayford is a South East London town within the London Borough of Bexley, to the north of Dartford and east of Bexleyheath. The subject property occupies a prominent main road position on Crayford Road (A207) within an established parade with excellent levels of passing traffic and adjacent to the junctions with Crayford Way, High Street and London Road. The town is served by Crayford Railway Station (approx.350m from property) with frequent services to London Bridge, Charing Cross and Cannon Street in a journey time of around 45 minutes. The general character of the surrounding area comprises predominantly commercial premises at ground floor level with residential upper parts. Surrounding occupiers include Starbucks, KFC, Iceland, Aldi, Savers and Pure Gym.

DESCRIPTION

152 & 154 Crayford Road forms part of a new mixed use four-storey development with the available accommodation set out at ground floor level. Internally the premises are arranged to provide two self-contained units (1 & 2) in open plan shell/core condition, ready for an ingoing Tenant to fit out to their preferred specification. Unit 2 benefits from a return frontage adjacent to the pedestrianised walkway connecting Crayford Road to Aldi.

PLANNING

We understand the properties fall under Class E(a) and Class E(b) of the Town & Country Planning Use Classes Order which allows for;

- a) for the display or retail sale of goods, other than hot food, principally to visiting members of the public.
- b) for the sale of food and drink principally to visiting members of the public where consumption of that food and drink is mostly undertaken on the premises.

The above uses are all subject to Landlord's consent.

ACCOMMODATION

The property comprises the following approximate gross floor areas:

Floor	Sq.Ft	Sq.M
Unit 1:	1,474	137
Unit 2:	2,131	197

Floor plans available on request.

TERMS

The premises are available to let on the basis of a new Full Repairing and Insuring lease for a term of years to be agreed at a commencing rent of;

Unit 1: £30,000 (Thirty Thousand Pounds) per annum exclusive.

Unit 2: £38,000 (Thirty-Eight Thousand Pounds) per annum exclusive.

The property is not currently elected for VAT.

RATEABLE VALUE

We understand from the Valuation Office Agency (VOA) website that the rates payable are £TBA (2024/2025 assessment). Interested parties are strongly advised to check the actual rates liability with the local authority.

ENERGY PERFORMANCE CERTIFICATE

Unit 1 Certificate Number: 2954-3492-1744-0105-8005
Rating: B

Unit 2 Certificate Number: 0020-4297-9344-5818-5124
Rating: B

VIEWINGS

Available by prior appointment via sole letting agents;

Name: Mandeep Cheema
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