

SIDCUP

'PALMER BROTHERS', NELSON ROAD

DA14 6DY

LINAYS

COMMERCIAL

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

01689 875 511

TO LET – CAR SHOWROOM PREMISES – 1,510 SQ.FT (140 SQ.M)

Location

Sidcup is a busy residential suburb situated on the North Kent border some 12 miles south-west of Central London. Sidcup Mainline Station provides services to London (Charing Cross and Waterloo), with a journey time of approximately 30 minutes.

Nelson Road is located off the High Street in an accessible location with surrounding occupiers including Morrisons, Lloyds Bank, Boots and Holland & Barrett.



Description

The property comprises a single storey building with glazed frontage beneath a pitched roof. Externally a front forecourt provides parking for approx. 3 cars.

Internally the premises are currently arranged to provide open plan sales area with partitioned office/store and shared WC facilities.

Accommodation

(with approximate dimensions and floor areas)

Total Ground Floor Area: 1510 sq ft 140 sq m

Terms

The premises are available to let on the basis of a new lease/license for a term to be agreed at a rental of **£2,200 (Two Thousand Two Hundred Pounds) per month.** The rent is **inclusive** of business rates. The lease/license is to include a rolling Landlords break clause provision on 3 months prior notice.

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

Legal Costs/Deposit

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

The ingoing Tenant is to lodge a 3 (Three) month rental deposit to be held by the Landlord throughout the term.

VAT

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

Viewings

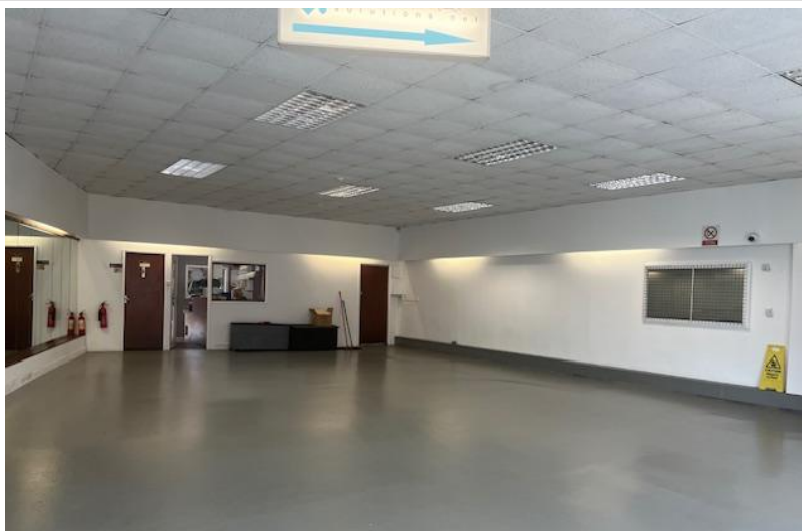
Available by prior appointment via Linays Commercial Limited.

Contact:
Adrian Tutchings
commercialproperty@linays.co.uk

Commercial Energy Performance Certificate

Palmer Brothers (Sidcup) Nelson Road SIDCUP DA14 6DY		Energy rating C
Valid until 13 July 2030	Certificate number 0710-0230-5062-3703-2006	

Property type	A1/A2 Retail and Financial/Professional services
Total floor area	463 square metres

Photo**THE PROPERTY MISDESCRIPTIONS ACT 1991**

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