

CRAYFORD

9 & 9A THE PARADE, CRAYFORD WAY
DA1 4JA

LINAYS

COMMERCIAL

26A STATION SQUARE
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**MID TERRACE COMMERCIAL & RESIDENTIAL BUILDING AVAILABLE WITH A
NEW LEASE GRANTED ON GROUND FLOOR OR ENTIRELY VACANT**

Location / Description

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 within an established parade adjacent to the junctions with Crayford Road, 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 Savers, Iceland, Aldi, Savers and Pure Gym.

The property comprises a mid-terrace, two storey, mixed use building set beneath a pitched roof with tiled coverings. The ground floor (9) is currently occupied as a Dental Practice and fitted to the tenant's preferred specification. The upper parts (9a) are vacant with access from the pavement edge to provide a one-bedroom flat configured as entrance lobby, kitchen, living room, bedroom and bathroom. Externally, the property incorporates a rear yard which can be accessed via a shared service road. The building is not listed or located within a Conservation Area.



Accommodation

(with approximate net internal areas)

Ground Floor Commercial (9 The Parade t/a Cray Dental Studio):


Sales Area:	406 sq.ft	37.8sq.m
Ancillary	232sq.ft	21.6sq.m
Total Net Internal Area:	638 sq.ft	47.1sq.m
Rear Yard/Parking	1,097sq.ft	102sq.m

Upper Parts Residential (9a The Parade):

Gross Internal Area:	505sq.ft	47sq.m
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Planning Permission

Planning permission (Ref: 14/01518/FUL) was granted in January 2015 for demolition of existing rear building/workshop and erection of a detached building for use as workshop/office (Use Classes B1 and B8). A commencement notice (Ref: 17/10448/OTH) was submitted to the Local Authority in 2017, a copy of which can be provided to interested parties.

Tenure/Price	Proposed Lease																
<p>Freehold – subject to a new lease granted on the ground floor and vacant possession of the first floor residential flat or with vacant possession of whole. We are instructed to quote a guide price of £520,000 (Five Hundred and Twenty Thousand Pounds) exclusive.</p>	<table> <tr> <td>Lease Dated:</td><td>From Completion of Sale</td></tr> <tr> <td>Property:</td><td>9 The Parade, Crayford Way, Crayford</td></tr> <tr> <td>Tenant:</td><td>A newly formed ltd company</td></tr> <tr> <td>Guarantor:</td><td>-</td></tr> <tr> <td>Rent:</td><td>£18,500pax</td></tr> <tr> <td>Term:</td><td>3 (Three) years from completion of the sale.</td></tr> <tr> <td>Breaks:</td><td>Mutual rolling break clause provision exercisable by either Landlord or Tenant throughout the term on 3 (Three) months prior notice.</td></tr> <tr> <td>Security of Tenure:</td><td>Outside.</td></tr> </table>	Lease Dated:	From Completion of Sale	Property:	9 The Parade, Crayford Way, Crayford	Tenant:	A newly formed ltd company	Guarantor:	-	Rent:	£18,500pax	Term:	3 (Three) years from completion of the sale.	Breaks:	Mutual rolling break clause provision exercisable by either Landlord or Tenant throughout the term on 3 (Three) months prior notice.	Security of Tenure:	Outside.
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VAT	CEPC																
<p>We are advised that the property is not elected for VAT.</p>																	
AML																	
<p>A successful bidder will be required to provide the usual information to satisfy the Anti-Money Laundering requirements when Heads of Terms are agreed.</p>																	
	Further Information																
	<p>Available via selling agents:</p> <div data-bbox="954 1587 1247 1793">  <p>www.linays.co.uk</p> <p>01689 875 511</p> </div>																