

BECKENHAM

85/87 ELMERS END ROAD, ELMERS END

BR3 4SY

LINAYS

COMMERCIAL

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

01689 875 511

TO LET – DOUBLE FRONTED LOCK UP SHOP UNIT WITH DISPLAY FORECOURT

Location

Situated in a prominent main road position (A214) at the junction with Ravenscroft Road.

The property is located within an established local shopping parade where there is a mixture of retail, professional offices and takeaway units plus a Halfords Auto Superstore.

The extensive Tesco Superstore with petrol station and Elmers End Railway Station are situated less than one mile to the south east and Birkbeck railway and metro tram link station is located less than 500 yards from the property.



Archived Photo

Accommodation

(with approximate dimensions and floor areas – all dimensions taken at extremes)

Display Forecourt	19"0' x 33"0'	(5.79m x 10.05m)
Shop Width	33"3'	(10.14m)
Maximum Depth	41"0'	(12.50m)
Cloakroom/ WC		

Existing Sales Area approx 780sq.ft (72.46m²)

Description

Comprises a double fronted corner shop unit with a glazed return frontage plus display forecourt and cloakroom/ WC. The shop has previously traded as a DIY store.

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 **£17,250 per annum exclusive**

THE PROPERTY MISDESCRIPTIONS ACT 1991

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/Lesseees 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/Lesseees 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

Ref: 4757

Rating Assessment

We understand from the Valuation Office Agency (VOA) website that the rates payable on the premises are £7,185.00 (2017/18 assessment). Interested parties are **strongly** advised to check the actual rates liability with the local authority directly.

Legal Costs

The ingoing tenant is to be responsible for the payment of both parties' legal fees.

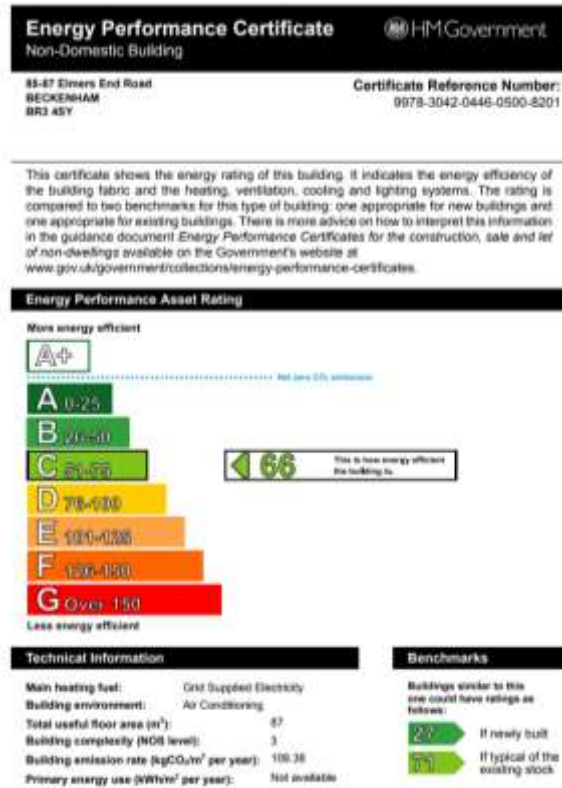
VAT

We have been advised by our clients that VAT will **NOT** be payable upon the rental amount under current legislation.

Notes

We are advised by our clients that a service charge is levied to contribute towards the cost of the repair, maintenance and decoration plus management of the common parts and structure. The property forms part of a substantial retail and residential building.

Commercial Energy Performance Certificate



Viewings

Available by prior appointment via Linays Commercial Limited.



Contact:
Toby Allitt
Mandeep Cheema
Adrian Tutchings

Email:
property@linays.co.uk
mc@linays.co.uk
commercialproperty@linays.co.uk

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