

# WOOLWICH

71/79 SANDY HILL ROAD

SE18 7BQ

# LINAYS COMMERCIAL

26A STATION SQUARE  
PETTS WOOD, ORPINGTON,  
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**TO LET - FORMER MOT STATION & GARAGE PREMISES WITH FORECOURT & YARD**

## Location

Situated at the junction of Sandy Hill Road with Burrage Place and offering an extensive frontage to Burrage Place. The property is situated less than half a mile from Woolwich Town Centre (Woolwich Arsenal Railway Station) and within a predominately residential area.

Woolwich is an established commercial and residential center offering a range of retail, office and catering establishments including the extensive redevelopment of the Woolwich Arsenal complex. A number of extensive development schemes are planned for the central area which will create additional commercial accommodation and more than 2,000 residential flats or houses.



## Description

The property comprises a former MOT Station including vehicle workshop and a former petrol sales forecourt, last used as a car wash. The property includes forecourt parking or display areas and is adjacent to a convenience store located at the junction of Sandy Hill Road with Burrage Place.

## Accommodation

(with approximate floor areas)

Vehicle Work Shop	3,100 sq.ft	(288 sq.m)
Forecourt & former petrol sales canopy:	9,500sq.ft	(882.5sq.m)
<b>Total site area</b>	<b>12,640 sq.ft</b>	<b>(1,174 Sq.m)</b>

## Terms

To be 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 **£36,000 per annum exclusive**. Rents payable quarterly in advance. Our clients reserve the right to grant a new lease outside the provisions of the Landlord and Tenant Act 1954 (As amended).

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/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:            Shop &amp; Forecourt - £4,289.10            Workshop &amp; Premises - £9,736.75            (2018/19) assessments.</p> <p>Interested parties are <b>strongly</b> advised to check the actual rates liability with the local authority directly. Incentives in the form of small business rate relief may be applicable.</p>	<p>Awaiting Assessment</p>
Legal Costs	
<p>Each party is responsible for the payment of their own legal and professional fees.</p>	
VAT	Viewings
<p>We have been advised by our clients that VAT will <b>NOT</b> be payable upon the rental amount under current legislation.</p>	<p>Strictly only available by prior appointment via Linays Commercial Limited.</p> <div data-bbox="873 1291 1187 1514" data-label="Image"> </div> <p><b>Contact:</b>            Adrian Tutchings            Toby Allitt</p> <p><b>Email:</b>  <a href="mailto:commercialproperty@linays.co.uk">commercialproperty@linays.co.uk</a>  <a href="mailto:ta@linays.co.uk">ta@linays.co.uk</a></p>
Town Planning	
<p>We are advised by our clients that the property has been utilized for a number of years as a MOT Station and vehicle workshop and in the past with a petrol sales forecourt and canopy and more recently as a hand car wash.</p>	