

CROCKENHILL

FORMER AVERY AUTOS, FORGE GARAGE
BROADWAY BR8 8JH

LINAYS

COMMERCIAL

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

01689 875 511

**TO LET – DETACHED VEHICLE REPAIRS /YARD/DEPOT WITH WORKSHOP
LARGE FORECOURT/HARDSTANDING | SECURE GATED SITE**



Location / Description

Crockenhill is a village located within the district of Sevenoaks situated to the south of Swanley and the east of Orpington. The area benefits from direct links to the M25 (J3) and A20/M20 within a 5-minute drive. Swanley Railway Station is within 1 mile of the property, providing direct train services to London Victoria & Sevenoaks.


The subject property is situated within the heart of the village, occupying a prominent corner position close to the junction with Main Road. The property occupies a broadly rectangular site secured on all boundaries and accessed via a double gate. Externally an extensive concrete hard standing provides ample parking/yard space. A detached workshop/warehouse building provides clear span accommodation with large loading doors/electric security shutters. Features include a three-phase power supply, vehicle inspection pits and external portacabin.

Accommodation

(with approximate net internal areas)

Warehouse/Workshop:	2,336 sq.ft	217 sq.m
Portacabin/Container:	285 sq.ft	26.5 sq.m
Floor Area (Gross):	2,621sq.ft	243sq.m
Yard Area (Gross):	6,277sq.ft	584sq.m

Ref: MC/5650

Terms	Planning						
<p>The premises are available on the basis of a new Full Repairing and Insuring lease (FRI) for a maximum term of 5 (Five) years from completion. The lease is to be granted outside the security provisions of the Landlord & Tenant Act 1954. We are instructed to seek rental offers in the region of £60,000 (Sixty Thousand Pounds) per annum exclusive.</p>	<p>The prospective tenant should make their own enquiries with the local authority to establish whether or not their proposed use is acceptable.</p>						
Rating Assessment	CEPC						
<p>We understand from the Valuation Office Agency (VOA) website that the Rates Payable are £13,223.50 per annum. Interested parties are strongly advised to check the rates liability with the local authority directly.</p>	<table border="1"><tr><td colspan="2" data-bbox="690 861 1218 1102"><p>Forge Garage Broadway CROCKENHILL BR8 8JH</p></td><td data-bbox="1218 861 1412 1102"><p>Energy rating</p><p>C</p></td></tr><tr><td data-bbox="690 1102 1055 1213"><p>Valid until</p><p>16 February 2034</p></td><td colspan="2" data-bbox="1055 1102 1412 1213"><p>Certificate number</p><p>2081-3412-4040-7504-4395</p></td></tr></table>	<p>Forge Garage Broadway CROCKENHILL BR8 8JH</p>		<p>Energy rating</p> <p>C</p>	<p>Valid until</p> <p>16 February 2034</p>	<p>Certificate number</p> <p>2081-3412-4040-7504-4395</p>	
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VAT	<h3 data-bbox="690 1255 1096 1297">Further Information</h3>						
<p>The property is not elected for VAT.</p>		<p data-bbox="690 1360 1015 1392">Available via sole agents:</p> <div data-bbox="982 1434 1234 1602" style="text-align: center;"><p>LINAYS COMMERCIAL 26A STATION SQUARE PETTS WOOD, ORPINGTON, KENT, BR5 1NA Fax: 01889 831416 01689 875 511</p></div> <p data-bbox="690 1644 1421 1717">Contact: Adrian Tutchings commercialproperty@linays.co.uk</p>					

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