

# ERITH

21 PIER ROAD

DA8 1TA

# LINAYS

COMMERCIAL

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**FOR SALE OR TO LET – A1 RETAIL USE – APPROX 1,198 SQ.FT (111 SQ.M)**

## Location

Erith is a district of south-east London which lies north-east of Bexleyheath and north-west of Dartford.

The property is situated in a prominent position within the town centre to the eastern side of Pier Road and opposite a large car park.

The property is located within close proximity to the Riverside Shopping Centre where tenants include Matalan, Argos and Barclays Bank. Erith Railway Station is located approximately 0.2 miles from the subject property and provides regular services to Central London.

## Description

The property comprises a mid-terrace shop unit with rear garage and yard. The unit offers open sales space with two treatment rooms and a kitchenette.

The previous tenant was trading as a hairdresser (A1 Retail) though the unit would lend itself to a variety of uses.



## Accommodation

(with approximate dimensions and floor areas)

### Shop

Internal Width	17'1"	(5.21m)
Sales Depth	36'6"	(11.13m)

Sales Area	626 sq ft	(58.16m <sup>2</sup> )
Treatment Room 1	155 sq ft	(14.40m <sup>2</sup> )
Treatment Room 2	73 sq ft	(6.78m <sup>2</sup> )
Kitchenette	56 sq ft	(5.23m <sup>2</sup> )
W/C	-	-
Garage	160 sq ft	(14.86m <sup>2</sup> )
Rear Yard	-	-

**Total Floor area approx. 1,198 sq.ft (111.30m<sup>2</sup>)**

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

## 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 **£12,000 (Twelve Thousand Pounds) per annum exclusive** payable quarterly in advance.

## Freehold Price

Offers are invited in excess of **£160,000 (One Hundred and Sixty Thousand Pounds)** subject to vacant possession of the ground floor upon completion. The upper parts are sold upon a long lease.

## Ratable Value

We understand from the Valuation Office Agency (VOA) website that the rates payable on the ground floor shop/office are £3,648.20 (2017/2018 assessment). Interested parties are **strongly** advised to check the actual rates liability with the local authority.

## Legal Costs

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

## VAT

We are advised by our clients that VAT **will not** be payable on the price agreed under current legislation.

## Commercial Energy Performance Certificate

### Energy Performance Asset Rating

More energy efficient

A+

..... Net zero CO<sub>2</sub> emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

98

This is how energy efficient the building is.

### Technical Information

Main heating fuel:	Grid Supplied Electricity
Building environment:	Heating and Natural Ventilation
Total useful floor area (m <sup>2</sup> ):	117
Assessment Level:	3
Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> per year):	114.49
Primary energy use (kWh/m <sup>2</sup> per year):	677.22

### Benchmarks

Buildings similar to this one could have ratings as follows:

28

If newly built

83

If typical of the existing stock

## Viewings

Available by prior appointment via Linays Commercial Limited.



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