

ELMERS END

47 CROYDON ROAD

BR3 4AB

LINAYS

COMMERCIAL

26A STATION SQUARE
PETTS WOOD, ORPINGTON,
KENT. BR5 1NA
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TO LET – LOCK UP SHOP UNIT IN PROMINENT POSITION

Location

The premises are located in a prominent position within an established local parade on Croydon Road (A222). Nearby occupiers include the extensive Tesco Superstore, petrol station and carpark plus several local shopping parades. There are other takeaway units in close proximity plus a public house. Elmers End railway station is less than 500 yards distant.



Description

The property comprises a mid-terraced lock up shop unit previously occupied as a Chinese Takeaway (A5 use) and arranged to provide front customer area, mid former kitchen and rear storage/ staff area. Cloakroom/ WC. Double doors to bin area.

Terms

The premises are available to let on the basis of a new full repairing and insuring lease for a term of years to be agreed at a commencing rent of **£15,600 per annum exclusive**. Our clients reserve the right to let the property outside of the provisions of the Landlord and Tenant Act 1954 (as amended)

Legal Costs

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

Accommodation

(with approximate dimensions and floor areas)

Front Area 15'3" x 16' (4.64m x 4.87m)

Mid Area 15'3" x 11'8" (4.64m x 3.55m)

Rear Area 14'9 x 14'8 (4.49m x 4.46m)

Total floor Area 435 sq.ft (40.41m²)

Cloakroom/ WC at rear

VAT

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

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

We understand from the Valuation Office Agency (VOA) website that the rates payable on the premises are £3,746.80 (2018/19 assessment). Interested parties are **strongly** advised to check the actual rates liability with the local authority directly.

Prospective tenants may be able to obtain full rates relief under the small business rate relief Government incentive and should make their own enquires with the London Borough of Bromley Business Rates Department.

Notes

We are advised by our clients that a service charge will be payable to cover the cost of the repair, maintenance, decoration and management of the common parts and structure.

Our clients may consider alternative uses such as A1 (Retail), A2 (Professional offices), A3 (Restaurant) or A4 (Bar) all subject to the grant of planning approval.

Prospective tenants should make their own enquiries of the local Planning Authority i.e. London Borough of Bromley.

<https://www.bromley.gov.uk/info/200074/planning>

Commercial Energy Performance Certificate

Energy Performance Certificate Non-Domestic Building



47 Croydon Road
BECKENHAM
BR3 4AB

Certificate Reference Number:
9141-3096-0984-0700-0525

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information in the guidance document *Energy Performance Certificates for the construction, sale and let of non-dwellings* available on the Government's website at www.gov.uk/government/collections/energy-performance-certificates.

Energy Performance Asset Rating

More energy efficient



A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

Net zero CO₂ emissions

75

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 ²):	77
Assessment Level:	3
Building emission rate (kgCO ₂ /m ² per year):	183.02
Primary energy use (kWh/m ² per year):	1079.23

Benchmarks

Buildings similar to this one could have ratings as follows:

25

If newly built

73

If typical of the existing stock

Viewings

Available by prior appointment via Linays Commercial Limited.



Contact:
Adrian Tutchings

Email:
commercialproperty@linays.co.uk

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