

ORPINGTON

BROOKS WAY, SEVENOAKS WAY,
ST PAUL'S CRAY, BR5 3BB

LINAYS

COMMERCIAL

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

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TO LET – YARD WITH SMALL STORE

Location

Situated to the rear of “The Tyre Shop” at 119 Sevenoaks Way and opposite the McDonalds ‘Drive Through’. Brooks Way provides access to a parkland area adjoining the River Cray.

The surrounding area is principally residential with a number of retail warehouse units located on Sevenoaks Way including Argos, Sports Direct, Halfords, PC World and Homebase.

Description

Comprises a partly open yard area accessed via a sliding metal entrance door approx. 11’ (3.35m) in width. The yard has a cloakroom/WC and small store. The tenant will have the benefit of shared water and electric supplies (not tested).

Terms

To be let upon a monthly agreement inclusive of business rates, water, electric and buildings insurance.

Rent/ licence fee:

£100 per week exclusive (£5,200 pax).

The tenant to provide a security deposit equivalent to 6 months licence fee/rent.



Accommodation

(with approximate dimensions and floor areas)

Yard (Irregular in shape)

Max width	22’0	(6.70m)
	narrowing to 8’0	(2.43m) at the entrance
Max depth	45’0	(13.71m)

Yard area	725 sq ft	(67.35m ²)
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(including store and cloakroom/WC)

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

Business Rates	Commercial Energy Performance Certificate
Inclusive within the rent/licence fee.	Awaiting confirmation as to whether assessment is required.
Legal Costs	
Each party to bear their own legal and professional fees incurred in respect of this transaction if any.	
VAT	
We are advised by our clients that VAT will not be payable on the rent/ licence fee agreed under current legislation.	
Notes	Viewings
<p>Please note that the yard is not suitable for motor vehicle repairs, servicing, vehicle paint spraying or associated uses.</p> <p>Our clients the freehold owners occupy an adjoining unit which is utilised for sale, fitting and maintenance of garage and access doors plus building services.</p>	
	<p>Available by prior appointment via Linays Commercial Limited.</p> <div><div><div>LINAYS</div><div>COMMERCIAL</div><div>26A STATION SQUARE PETTS WOOD, ORPINGTON, KENT. BR5 1NA Fax: 01689 831416</div><div>01689 875 511</div></div><div><div>Contact:</div><div>Adrian Tutchings</div><div>Mandeep Cheema</div></div><div><div>Email:</div><div>commercialproperty@linays.co.uk</div><div>mc@linays.co.uk</div></div></div>