

Erith Working Men's Club
Valley Road
Erith
Kent,
DA8 1BT

TO LET

**BY WAY OF NEW
LEASE**

Price on Application

Located on Valley Road at the juncture of Pembroke Road giving road links to the A206 and A2016.

Erith and Belvedere Rail Stations are the closest rail links while many bus routes serve the area.



Erith



Paul Simon Seaton
Commercial & Investment

www.psscommercial.com

Magic House, 5-11 Green Lanes, Palmers Green, London, N13 4TN

0208 800 4321

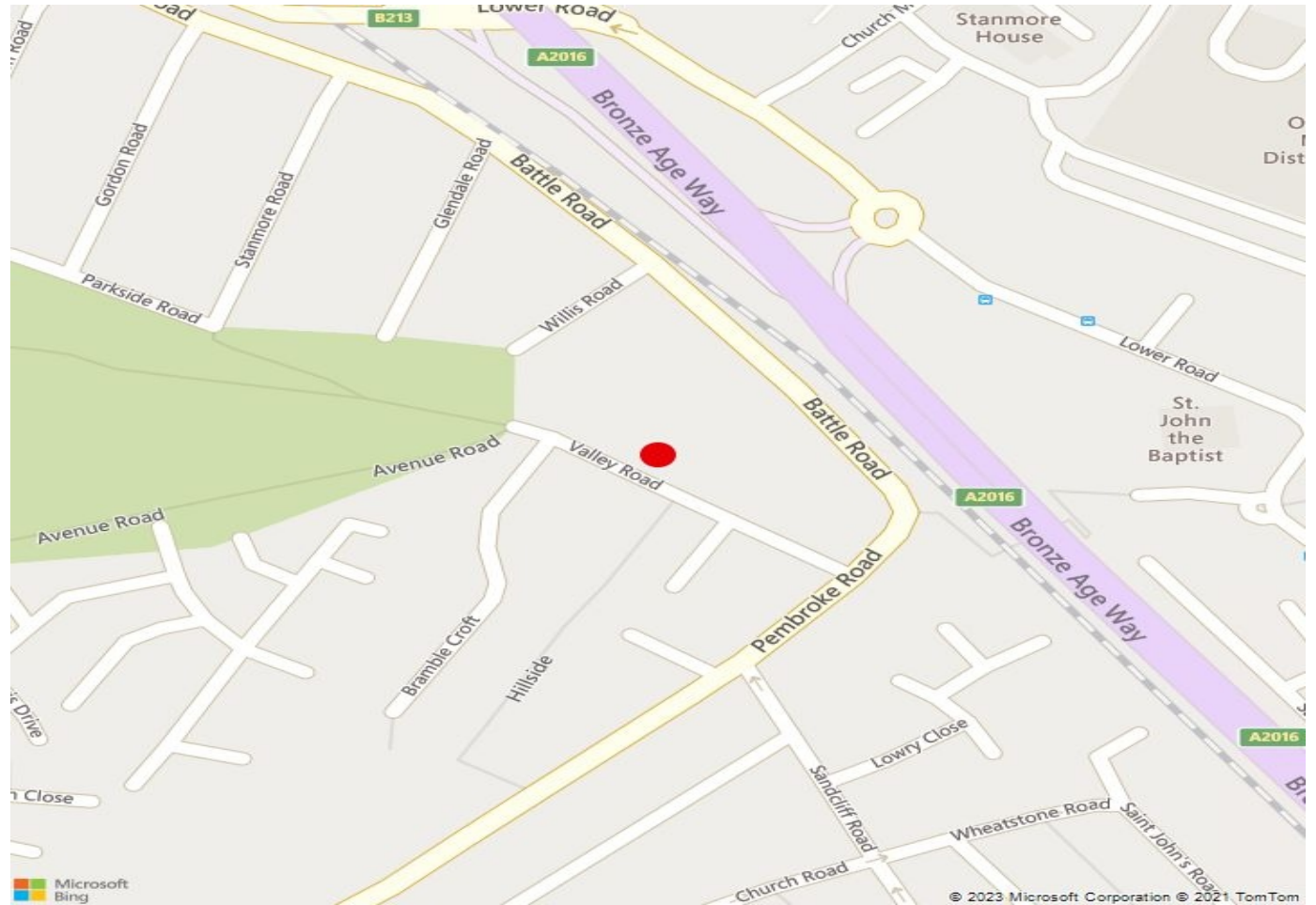
info@psscommercial.com

Description

Ground and basement floor former working men's club providing a total area of 6,100 sq. ft. approx.

Comprising a large open plan hall, lounge/bar area, office, 2 x store, male and female w.c, lounge, games room and cellar.

Interested parties are invited to make their own enquiries regarding the planning use.



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Rent

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Tenure

By way of new FR and I Lease with periodic mechanisms for upward only rent reviews

Costs

Ingoing tenant to bear both sides reasonable related legal costs.

Viewing

Via owners sole agents Paul Simon Seaton Commercial 020 8800 4321

Rates

Rateable value - £18,750 (as taken from Gov.uk)

This is not the amount you will pay. The rateable value is used to calculate your rates bill.

Please refer to the Local Authority for more information on rates

EPC

Rating C 66

VAT

Under the Finance Acts 1989 and 1997 VAT may be levied on the rental price. We recommend that the prospective tenants establish the VAT implications before entering into any agreement.

N.B. Paul Simon Seaton have been provided with these particulars by the client and accept no responsibility for errors, nor can any claim be entertained for any inconvenience, expense or other costs, caused by any reason of the withdrawal of the particulars of the property from the market. Floor area stated within these particulars are approximate and unless otherwise stated, all prices both for Freehold and rental costs and premiums are exclusive of VAT. Prospective purchasers or tenants are strongly advised to seek professional advice from a professional qualified surveyor and solicitors and to make their own enquiries, as to whether the property is suitable for the use that they require it and the apparatus, fixtures and fittings included in the contract are both working and fit for purpose.



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