BAXTER PHILIPS

Chartered Surveyors Commercial & Industrial Property Advisors

374 BARING ROAD, GROVE PARK

LOCK-UP SHOP
531.3 sq ft (49.3 sq m)

TO LET

LOCATION: The subject premises are located on the western side of Baring Road, close to its junction with Downham Way. The premises are in a good, prominent secondary retail location opposite Grove Park Mainline Railway Station. Baring Road (A2212) provides direct access to the major District Centre of Bromley some 1½ miles to the south. To the north Baring Road terminates with its junction at the South Circular.

DESCRIPTION: The property forms a newly refurbished ground floor A1 lock-up shop currently trading as a hairdressers and barbers. The premises benefits from a modern aluminium shop front including an electric roller shutter.

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baxterphilips.co.uk

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Misrepresentation Act 1967 these particulars are believed to be correct but their accuracy is not guaranteed and they do not constitute an offer or form part of any contract, Baxter Philips Limited and its employees have no authority to make any representation or give any warranty to this property

ACCOMMODATION: The property has the following approximate areas and dimensions:

Retail Width:	17'2''
Retail Depth	31'2''
Total retail area	**531.3 sq ft – 49.3 sq m**
Kitchen	
WC	

TERMS: Available by way of a new full repairing and insuring lease for a term to be agreed but with provision for regular rent reviews.

RENT: **£14,000 per annum exclusive.**

PREMIUM: Our client is seeking a premium to be paid for the benefit of goodwill and fit out. Price on Application.

SERVICES: The mention of any appliances or services in these particulars does not imply they are in working order.

V.A.T: Under the Finance Act 1989 VAT may be chargeable on the rental or price quoted. The terms quoted exclude VA.T. Interested parties should make their own enquiries to establish whether or not VAT is payable on the transaction before entering into an agreement.

RATES:

RV 2010	£6,400
UBR 2012-2013	45.0p in the £

Note: Transitional relief/premium may be applicable. Eligible businesses occupying a property with a Rateable Value of less than £18,000 (£25,500 in Greater London) may be entitled to Small Business Rate Relief- further details can be found at www.businesslink.gov.uk or via the Local Authority.

ENERGY PERFORMANCE CERTIFICATE: Information awaited from client. A copy can be made available to interested parties once available, on request.

LEGAL COSTS: Each party to be responsible for their own legal costs incurred in this transaction.

VIEWING: Strictly via sole agents Baxter Philips.
Tel. No. 020 8313 9000.

SAT NAV REF: **SE12 0EF**

SUBJECT TO CONTRACT
S.2100
R04/12