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A1 SHOP TO LET

**218 ADDINGTON ROAD
SELSDON
CR2 8LD**

BAXTER PHILIPS
020 8313 9000
baxterphilips.co.uk

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LOCATION:

The subject premises are located on the south side of Addington Road, Selsdon which forms this local urban district centre's main retail and leisure thoroughfare. There are numerous multiple occupiers within the vicinity including Costa, Sainsbury's, Wetherspoons and High Street banks. The premises form part of a terrace of modern construction which is typical of the area.

DESCRIPTION:

The premises form part of a parade of similar style shops offering A1 retail space. The premises are currently let as a hardware/computer repair shop and some of the fixtures and fittings may remain in situ. These are untested by us or our clients. Situated at the rear of the property are two private car park spaces for the use of the tenant and there are numerous pay and display spaces outside the front of the property

ACCOMMODATION:

The premises afford the following approximate net internal areas.

Internal Sales Width =	16'6
Internal Sales Depth =	53'6
Total Sales Area =	883 sq ft – 82 sq m
Rear Storage =	43 sq ft – 4 sq m
WC & Kitchen Point	

TERMS:

Available by way of a new full repairing and insuring lease for a term to be agreed, with provision for regular rent review.

RENT:

£18,000 per annum

RATES

RV 2017	£15,000
UBR 2018-2019	48.0p in the £

Transitional relief/premium maybe applicable – further details can be found at www.businesslink.gov.uk or via the Local Authority.

EPC:

Rating: C-85

Please contact us if you would like to be provided with a full copy of the Energy Performance Certificate (EPC).

V.A.T.:

The property is not elected for VAT and therefore is not currently chargeable on the rent.

VIEWING:

Strictly via sole agents:

Baxter Philips
Tel: 020 8313 9000

Subject to contract

Northside House · 69 Tweedy Road · Bromley · Kent BR1 3WA · T: 020 8313 9000 · E: info@baxterphilips.co.uk

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