

707
sq
ft

RETAIL UNIT

707 sq.ft

(65 sq.m)

- Busy trading position
- Rear yard area
- Security shutters to unit



**12 Cranley Parade, Kimmeridge Road,
Nottingham SE9 4EA**

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12 Cranley Parade, Kimmeridge Road, Mottingham SE9 4EA

DESCRIPTION

The premises comprise a mid-terrace retail unit set out over ground floor level with rear yard area. Internally, the current layout provides an open plan sales area, kitchenette and WC. Features include suspended ceiling with LED lighting, floor coverings and security shutters (all untested). We believe the premises would be suitable for a wide variety of business including retail or professional services.

The subject property is located in a prominent position forming part of the main retail pitch and community hub for the estate, at the junction with Beaconsfield Road and Kimmeridge Road.

AREAS (approx. NIA)

	Sq.ft	Sq.m
Ground Floor Area	707	65

LOCATION - SE9 4EA

Mottingham is a predominantly residential suburb within the London Borough of Bromley approximately 9 miles south east of Central London. The town has a railway station providing regular commuter services to London with an average journey time of 30 minutes. The A20 passes immediately to the north and provides direct access to Central London and the M25 (Jct 3)/M20 (Jct 1).

RENT

£15,700 per annum.

SERVICE CHARGE & INSURANCE

This unit participates in a service charge scheme. The Landlord will insure the premises the premiums to be recovered from the tenant.

SERVICES

All mains services are available.

ENERGY PERFORMANCE

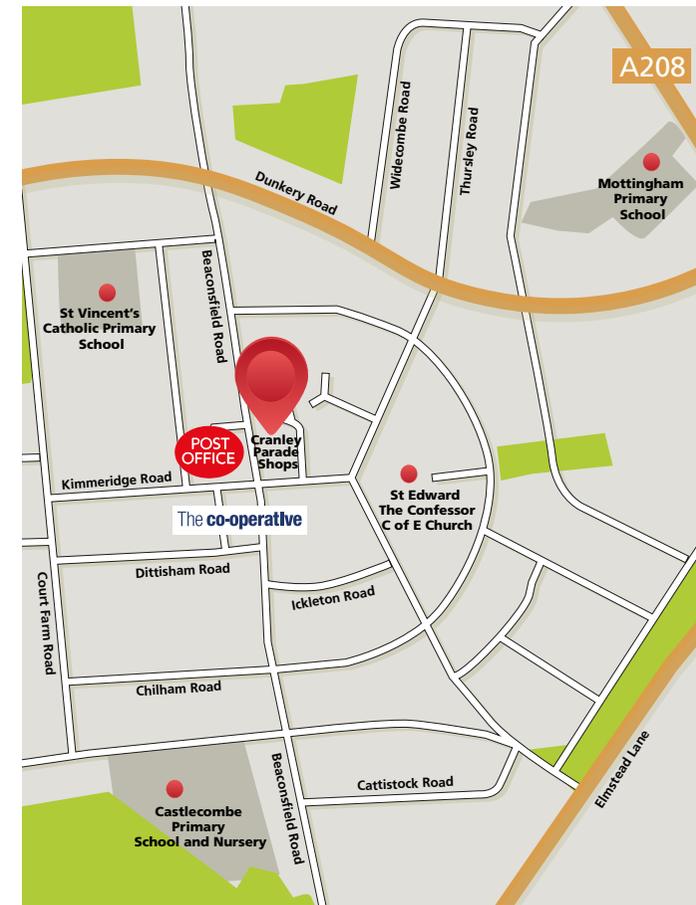
Further information available upon request.

PLANNING

The premises have an existing Class E use. It is the ingoing tenant's responsibility to verify that their intended use is acceptable to the Local Planning Authority.

LEGAL COSTS

Each party is responsible for their own legal costs in connection with the granting of a lease.



VIEWING

Strictly via prior appointment with the appointed agent:



Mandeep Cheema
mc@linays.co.uk



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