

HUMMERSTONE & HAWKINS

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CRAYFORD FORMER GREGGS PREMISES TO LET



Restaurant / takeaway premises available on new lease terms.

Main sales area of C. 800 square Feet.

Premises includes a store area, separate toilets & staff room.

Included is a parking area at the rear of the property.

Prime location within the centre of town.

Substantial amounts of passing trade / Ample parking nearby.

185 – 187 Crayford Road

Crayford

DA1 4HA

Tenure: TO LET

Rental: £22,500 pa

Hummerstone & Hawkins
Tel: 0208 303 1061

LOCATION:

Crayford is located in the London Borough of Bexley approximately 16 miles south east of Central London, some 2 miles west of Dartford and around 2 miles east of Bexleyheath.

The subject property enjoys a prime trading position within the centre of town and benefits from much passing trade with Crayford Road being a main thoroughfare carrying traffic to and from Crayford town centre. The businesses within the immediate vicinity of this premises are a good mix of both independent and national retailers. Within a short walk is the popular Tower Retail Park where businesses include Curry's, Next, Pets at Home, McDonalds, Nando's, Greggs and Card Factory.

The town enjoys good transport links with easy access to the A2 trunk road linking to London and the M25. Crayford also has its own mainline train station which is around a 5 - 10 minute walk from the property.

DESCRIPTION:

A well-positioned ground floor lock up premises which has now become available to let due to the former tenants, Greggs, relocating to the nearby Tower retail park.

A single entrance leads into the main sales area. To the right rear corner is access to a store area. To the rear left corner is a doorway to an internal side passageway where there are doors to separate ladies and gentleman's toilets, a store / office and a staff room. At the rear of the passageway is a doorway out to the parking area.

We are informed that the premises includes a parking space at the rear of the property.

APPROXIMATE MEASUREMENTS:

Main sales area	74.138sq. m / 798sq. ft.
Right store area	4.956sq. m / 53sq. ft.
Store / office	1.972sq. m / 22sq. ft.
Staff room	8.240sq. m / 89sq. ft.

TENURE:

The premises are available by way of a new full repairing and insuring lease the terms of which are to be agreed with the landlord. A rental deposit will be required.

The commencing rental is £22,500 per annum.

EPC:

An EPC has been commissioned.

RATES:

We understand from the VOA website that the premises has a rateable value of £13,250 per annum and should therefore qualify for an element of small business rate relief, but we would always advise interested parties to make their own enquiries direct with Bexley Council.

LEGAL FEES:

Each party are to be responsible for their own legal costs

VIEWING ARRANGEMENTS:

No direct approach may be made to the property. For an appointment to view, please contact the agent.

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Please note that property particulars are prepared as a general guide to the property for the convenience of a prospective purchaser or tenant and are intended for people who are familiar with commercial transactions. If you are not sure that you fit this description you should take the relevant independent advice before proceeding further. Whilst every care is taken in their preparation, these particulars are in no way guaranteed to be correct and are made without responsibility on the part of Hummerstone & Hawkins Ltd or the client. They do not obviate the need to make appropriate searches, enquiries and inspections. Statements herein are not to be relied upon as statements or representations of fact; any acquirer must satisfy themselves as to the correctness and any error, omission or mis-description therein shall not affect or annul the sale or be grounds for rescission or compensation. Hummerstone & Hawkins Ltd have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Measurements are approximate and should be verified by an acquirer.

