



kearney bell

406 Linen Hall, 162/168 Regent Street
London, W1B 5TG

T: 020 3773 9393
www.kearneybell.co.uk



Mottingham, 12 Cranley Parade, Kimmeridge Road, SE9

- COMMERCIAL UNIT TO LET SUBJECT TO VACANT POSSESSION
- TENANT RELOCATING TO LARGER UNIT IN THE PARADE
- ALL USES CONSIDERED

LOCATION

Mottingham is a district in southwest London, situated between Eltham and Chislehurst.

The premises form part of Cranley Parade, a neighbourhood parade of shops serving the local catchment with a variety of local and national occupiers including Londis, Dominos, Papa Johns and Betfred. A large Coop food store is located diagonally opposite the subject unit.

TENURE

The property is available on a new lease for a term to be agreed.

ACCOMMODATION

The unit benefits from excellent frontage to Beaconsfield Road, with access to rear servicing.

Approximate internal areas are below.

Ground Floor	63.0 sq m	678 sq ft
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The unit is effectively a white box ready for a tenants fit out, i.e. there is a WC, kitchenette, ceiling, lighting and a new floor be laid following the tenant vacating.

TIMING

The unit is currently occupied but the existing tenant is relocating to a larger unit around the corner within the same ownership.

RENT

£20,000 per annum plus VAT.

RATES

Rateable value £8,900.

Interested parties are advised to make their own enquiries via the local authority.

SERVICE CHARGE

The service charge for the current year is £712 per annum plus VAT.

EPC

Available on request.

PLAN

Available on request.

COSTS

Each party is to be responsible for their own professional costs incurred in the transaction.

INSPECTIONS

Viewing by appointment with:

Aaron Bell / 020 3773 9393
aaron@kearneybell.co.uk

George Kearney / LCP
07714 679202

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Important Notice: These particulars are intended as a guide and must not be relied upon as statements of fact and that are expressly excluded from any contract. All prices/rents are quoted exclusive of any VAT which may be payable. SUBJECT TO CONTRACT. Under new Anti Money Laundering legislations Kearney Bell are obliged to verify the identity of proposed tenants once a letting has been agreed. An AML check will need to be completed by proposed tenants once Heads of Terms have been agreed.



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