

JOHN PAYNE COMMERCIAL

SALES | LETTINGS | LAND | INVESTMENTS

TO LET ON NEW LEASE
RETAIL UNIT APPROX. 341 SQ FT
WITH GOOD USEABLE BASEMENT
RECENTLY REFURBISHED HAIRDRESSING SALON



LADYWELL VILLAGE
73 LADYWELL ROAD, SE13 7JA

RENT £15,000 PA EX
PREMIUM REQUIRED

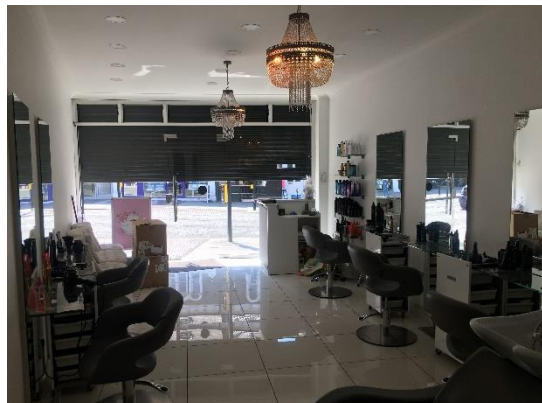
Commercial Property Agents & Surveyors

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www.johnpaynecommercial.com

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. John Payne Commercial and its employees have no authority to make any representation or give any warranty in relation to this property.

Location:	<p>The premises are located in a good secondary retail parade, within the popular Ladywell Village on the North side of Ladywell Road (B236), almost at its junction with Algernon Road, and less than 100 yards from the Railway Station.</p> <p>The parade has a good mix of local occupiers and there is a high volume of surrounding residential premises, giving a good catchment area.</p> <p>There are good transport links, with several bus routes along Ladywell Road, and is within half a mile of the A21, which gives direct access to the major district centre of Bromley (and beyond to the M25 at J4) to the South, and Lewisham and beyond to the North.</p>
Description:	<p>The subject premises comprise a retail unit, well established as a hair salon having traded for a number of years, and has been recently refurbished to a good standard; with tiled floors, spot lights, work stations and sinks for hair washing, along with electric roller shutters to the shop front.</p> <p>The basement provides good, useable space and is currently fitted as a treatment room.</p> <p>To the rear there are kitchen/staff area and W.C. facilities and externally, there is a small courtyard.</p> <p>Whilst it would be ideal for a hairdresser to trade immediately, the premises would also suit a range of alternative uses.</p>
Accommodation:	<p>Retail area: 341 sq ft Kitchen 91 sq ft W.C. Basement 116 sq ft Small rear courtyard Total Area approx. 548 sq ft.</p>
Terms:	The property is to be let on a new effectively full repairing and insuring lease for a term to be agreed incorporating periodic rent reviews.
Premium:	We are instructed to seek Premium offers for our client's fitout, business and goodwill.
Business Rates:	Interested parties are advised to make their own enquires to the local Authority, being the London Borough of Lewisham.
Deposit:	A deposit of up to 6 months rent may be required, subject to status.
Reference Fee:	Upon acceptance of offer and prior to documentation being circulated, the ingoing tenants will be required to make a non-refundable contribution of £250 + VAT in respect of referencing.
VAT:	Not applicable.
Legal Fees:	Each party to bear their own legal costs.
Viewing:	Strictly via appointment through sole agents John Payne Commercial 020 8852 6125



Misdescriptions Act 1991

BL/EJ/LR73/C00647

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