



TO LET 1,023 SQ M (11,022 SQ FT)

SECURE SURFACED YARD

LAND AT GOODS YARD, off STATION ROAD, BELEVEDERE, DA17 6JJ

est. 1828
bracketts

LOCATION

The yard is situated just next to the entrance to Belvedere mainline station. The station provides a regular westbound train service to London Cannon Street via Greenwich and London Bridge.

The M25 motorway is accessed via the A282 approx. 6 miles to the east.

DESCRIPTION

Comprises a hard standing open yard next to a railway line extending to a total of 11,022 sq ft.

The yard is surrounded by palisade fencing.

FLOOR AREA

The yard has the following approx. floor area:

1,023 SQ M (11,022 SQ FT)
0.10 HA (0.25 AC)

PLANNING

We are informed that the property can be used within B1 and B8 Use of Town and County Planning (Use Classes) Order 1987 (as amended).

Interested parties are advised to make their own enquiries to ensure their use is lawful.

TERMS

The site is available to be let by way of a new effective full repairing and insuring lease, outside the Landlord and Tenant Act 1954, for a term of 6 years.

RENT

£35,000 per annum exclusive, payable quarterly in advance, plus VAT.

VAT

VAT is payable.

SERVICE CHARGE

To be confirmed

BUSINESS RATES

Enquiries from the VOA Website indicate that the property has a rateable value of £18,250.

The UBR for 2024/25 is 49.9p in the £.

DEPOSIT

The ingoing Tenant will be required to provide a deposit.

POSSESSION

Upon completion of legal formalities.

LEGAL COSTS

Each party to be responsible for their own legal costs. In the event a Tenant decides not to use a solicitor, a fee of £395 plus VAT will be payable for a Standard Tenancy. Should prospective tenants wish to alter a premises, a License To Alter fee of £350 plus VAT will be payable.

VIEWING

Strictly by appointment through sole agents Bracketts:

Telephone: **01732 350503**

Dominic Tomlinson

dominic.tomlinson@bracketts.co.uk

Subject to contract

Important Notice

Bracketts, their clients and any joint agents give notice that they have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. The text, photographs and plans are for guidance only and are not necessarily comprehensive. Any areas, measurements or distances are approximate. It should not be assumed that the property has necessary planning, building regulation or other consents and Bracketts have not tested any services equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Prices, rents or any other charges are exclusive of VAT unless stated to the contrary.

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APPROX. 1,023 SQ M (11,022 SQ FT)

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off STATION ROAD
BELEVEDERE
DA17 6JJ

bracketts est. 1828

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