



Tenure
Freehold.

Location
Crayford is located some 15 miles south-east of Central London, midway between Dartford and Bexleyheath on the A207. The M25 (Junction 2) lies some 3 miles to the south-east which provides access via the Dartford Tunnel to the north and to the Kent Ports via the M2 and M20. In addition, there are regular mainline rail services to London (London Bridge) with a journey time of approximately 35 minutes. The property is situated in the centre of Crayford on the south side of Crayford Road, close to the junction with London Road and Tower Retail Park. Local occupiers include JenningsBet (adjacent), Greggs, Barclays and Iceland.

Description
The property is arranged on ground and two upper floors to provide a vacant ground floor shop unit with storage and ancillary upper floors. The property provides the following accommodation and dimensions:

Gross Frontage	14.95 m	(49' 0")
Net Frontage	13.85 m	(45' 5")
Ground Floor	388.70 sq m	(4,184 sq ft)
First Floor Storage	345.60 sq m	(3,720 sq ft)
Second Floor	39.50 sq m	(425 sq ft)
Total	773.80 sq m	(8,329 sq ft)

NB. Not inspected by Allsop. Areas taken from www.2010.voa.gov.uk

Tenancy
The property is to be offered with VACANT POSSESSION.

VAT
VAT is applicable to this lot.

Rateable Value
The 2010 Rateable Value is £34,000.

Documents
The legal pack will be available from the website www.allsop.co.uk

Energy Performance Certificate
For EPC Rating please see website.

Viewings
Please email viewings@allsop.co.uk if you would like details of the single block viewing. In the subject box of your email, please ensure that you enter **Lot 130 Crayford**.

Buyer's Premium
The buyer will pay 0.35% + VAT of the purchase price towards the seller's costs

Crayford

150 Crayford Road

Kent

DA1 4ES

- **Freehold Vacant Shop**
- Comprises ground floor retail unit and two upper floors of 773.8 sq m (8,329 sq ft)
- Town centre location adjacent to JenningsBet, opposite Barclays Bank
- May suit owner occupier or investor
- Close to Tower Retail Park

Vacant Possession

