

TO LET- Retail Unit with D1 Consent



31A Pier Road, Riverside Shopping Centre, Erith, Kent,
DA8 1TA

SIBLEY PARES
CHARTERED SURVEYORS & ESTATE AGENTS

378 sq ft (35.12 sq m)

- Prime Location in popular shopping centre
- Frontage: 18 ft 4" (5.579 m)
- £16,000 per annum exclusive
- D1 Use





Accommodation

The property comprises retail space which has been split into separate treatment rooms, DDA compliant WC and kitchenette. Currently with D1 use.

Retail Area	378 sq ft	(35.12 sq m)
Frontage	18 ft	(5.54 m)

EPC

Rating C (66)

Services

Electric Roller Shutter
Susended ceilings
Fire Alarm

Legal Costs

Each side to bear its own legal and professional costs

VAT

All figures are exclusive of VAT which will be charged at the prevailing rate.

Location

The centre is located in the heart of Erith and boasts over 35 retailers. As well as independent stores such as OGE Creations, Beg Opticians and Patila there is a selection of well-known high street shops such as Matalan, Iceland, Wilko, Argos along with food outlets such as Subway, Greggs and Domino's. There is a 147 space car park accessible from Cross Street and Queen Street. Serviced by London Bus Route 99 - Erith Town Centre and Woolwich Shopping Centre. The Erith railway station, managed by South Eastern Trains, is only a short walk from the town centre. Peak service includes hourly trains from this station to London Charing Cross and London Cannon Street via Woolwich and Greenwich to the west. Peak service to the east includes hourly trains to Dartford and a limited service to Crayford or Gravesend and Gillingham.

Rent

£16,000 per annum exclusive

Terms

To take a new full repairing lease on negotiable terms

Service Charge applicable for estate costs and insurance

Rateable Value

to be reassessed.

Viewing/Enquiries

Strictly by prior appointment through the Surveyors.
Please contact

Phil Hubbard e: phil.hubbard@sibleypares.co.uk or

Matt Sadler e: matt.sadler@sibleypares.co.uk

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NOTE: Rental, prices or any other charges are inclusive of VAT unless otherwise stated. MISREPRESENTATION ACT 1967. These particulars are believed to be correct, their accuracy cannot be guaranteed and are expressly excluded from any other contract. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. No fittings, appliances or services mentioned have been tested by Sibley Pares

