**RETAIL / OFFICE PREMISES IN BEXLEYHEATH TO LET**

**HUMMERSTONE & HAWKINS**

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*Est. 1925*



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| RETAIL / OFFICE PREMISES TO LET AT A MODEST RENT OF £9,500 PA | **3 CHIEVELY PARADE** |
| TOTAL FLOOR AREA OF AROUND 330 SQUARE FEET | **MAYPALCE ROAD EAST** |
| PREMISES FORM PART OF A SMALL SHOPPING PARADE | **BEXLEYHEATH, DA7 6EB** |
| RESIDENTIAL CATCHMENT AREA ON OUTSKIRTS OF THE TOWN CENTRE | Tenure TO LET |
| INCLUDES A FRONT FORECOURT PROVIDING STAFF PARKING SPACE | Rental £9,500 PER ANNUM |
| OFFERED WITH BENEFIT OF A NEW LEASE / TERMS TO BE AGREED. | **Hummerstone & Hawkins 0208 303 1061** |

**LOCATION:**

Chieveley Parade is a small local parade which is located approximately 1.5 miles from the centre of Bexleyheath. Mayplace Road East is a predominately residential road carrying traffic between Bexleyheath & Barnehurst and is also a main bus route. Other occupiers within the parade include a newsagents, a hairdressers and beauty salon.

Barnehurst train station is within a 15 minute walk.

**DESCRIPTION:**

A mid terraced lock up shop forming part of a small parade and which has been most recently occupied by a printing firm. Prior to that the premises was being used as office space and tenanted by a roofing company.

A glazed frontage incorporating a single entrance door and secured by an electric shutter leads into the main sales / office area of approximately 215 square feet. A door at the rear leads through to a second small office / storeroom of around 85 square feet and a staff toilet.

The premises would be suitable for a variety of smaller retails uses or for office space.

**TENURE:**

The premises are being offered by way of a new full repairing and insuring lease, the terms of which are open for negotiation and at a commencing rental of £9,500 per annum

**EPC:**

The premises has an EPC rating of E - 111

**RATES:**

We understand that the rateable value is £4,650 per annum. Interested parties are advised to make their own enquiries with Bexley council with regards to full business rate relief.

**LEGAL FEES**:

Each party are to be responsible for their own legal costs

**VIEWING ARRANGEMENTS:**

**No direct approach may be made to the property / business. For an appointment to view, please contact the agent.**

Hummerstone & Hawkins T: 0208 303 1061