

HUMMERSTONE & HAWKINS

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A3 PREMISES ON BEXLEYHEATH BROADWAY



- A3 LOCK UP PREMISES TO LET
- FRONT RETAIL AREA 625 SQ. FT / + STORAGE 370 SQ FT
- FRONT FORECOURT (tbc)
- POPULAR LOCATION / SUIT A VARIETY OF CUISINES

**227 BROADWAY
BEXLEYHEATH
DA6 7EJ**

LEASEHOLD

RENT £27,500pa

LOCATION:

Bexleyheath is a modern town which is situated in the London borough of Bexley some 12 miles south-east of Charing Cross and around 9 miles to the west of Bluewater, Greenhithe. In addition, over the past few years Bexleyheath Broadway has been the site of significant investment in infrastructure which has rejuvenated the town centre making this an excellent opportunity.

The subject premises benefits from a strong and busy trading position enjoying a high volume of passing trade, both walking and vehicular throughout the day and evening.

Bexleyheath has a busy town centre where a high number of both national and independent traders can be found

The area has excellent transport links with easy access to the A2 with links to London, the M2, M25 and the Dartford Crossing. Bexleyheath has its own mainline train station with services into London Victoria, Charing Cross and Canon Street, with a journey time of between 33 & 40 minutes. Bexleyheath bus station is centrally located and is within walking distance.

DESCRIPTION:

A ground floor lock up A3 premises which is situated on the popular Bexleyheath Broadway.

A single glazed entrance door leads into a rectangular shaped public area of approximately 625 square feet. A door at the rear provides access to a small lobby of 70 square feet, where there is a door on your right to a toilet, and in front it's open plan leading into an inner room of some 178 square feet. A door connects to a kitchen area approaching 100 square feet with behind a storage room of around 200 square feet.

NB - We have been informed that there is no gas connection to the premises and that it would be the new tenants responsibility to sort out if required.

TENURE:

The premises are being offered by way of a new FR&I lease at a commencing rental of £27,500pa. The terms of the lease are open for negotiation.

A rental deposit may be required subject to status.

PLANNING

We have not been supplied with any documentation with regards approval for 'A3' use and would therefore recommend any interested applicant to make their own enquiries and seek their own confirmation.

EPC:

The premises has an EPC rating of E - 111

RATES:

We understand that the rateable value is £17,750 per annum with rates payable of £8715. 25.

LEGAL FEES:

Tenants to be responsible for their own legal plus those of the landlord of £1,500.

VIEWING ARRANGEMENTS:

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

Hummerstone & Hawkins

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