

'E' USER CLASS PREMISES IN BEXLEYHEATH TO LET



'E' CLASS PREMISES
AVAILABLE TO LET

AVAILABLE DUE TO A
BUSINESS RELOCATION

SALES AREA OF APPROX.
400sq ft + BASEMENT

HIGH VOLUME OF PASSING
TRADE

POSSIBLE PARKING PERMIT
AVAILABLE

AVAILABLE ON NEW LEASE
TERMS.

226 Broadway

Bexleyheath

DA6 7AU

Tenure: TO LET

Rental: £16,750 per annum

Hummerstone & Hawkins
Tel: 0208 303 1061

LOCATION:

Bexleyheath is a modern town which is situated in the London borough of Bexley around 12 miles south-east of Charing Cross and 9 miles west of the busy shopping centre, Bluewater. Further to this over the past few years the Broadway has undergone significant investment in infrastructure to rejuvenate the town therefore a premises on this stretch represents an excellent opportunity.

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

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 shop (with basement) which is located within a mid-terraced 2 storey building, and which for the past 28 years has been trading as a photography shop.

The premises has now only become available to let due to the photography business relocating to an alternative location.

A glazed frontage incorporating a single recessed entrance door leads into an open plan floor area of approx. 400 square feet. To the left hand side is a door which leads down to basement storage of around 150 square feet. To the right is an understairs tea making area and in the rear left hand corner is a toilet and hand basin.

Our client has advised that there is a possibility that a parking permit may be available.

PLANNING:

On July 22nd 2020 The Town and Country Planning (Use Classes) Order 1987 was amended. The amendments included introducing three new classes (Class E, F1 and F2).

We understand that this premises will have an 'E' User class rating which includes shops or retail; cafes or restaurants; financial services and professional services.

TENURE:

The premises are being offered by way of a new FR&I lease at a commencing rental of £16,750pa. The terms of the lease are open for negotiation.

A rental deposit may be required subject to status.

EPC:

The premises has an EPC rating of C- 51

RATES:

The rateable value is £11,750. Premises with a rateable value of below £12,000 qualify for full business rate relief and therefore we would recommend interested applicants speak to Bexley council.

LEGAL FEES:

Each party are to be responsible for their own legal costs

VIEWING ARRANGEMENTS:

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

Hummerstone & Hawkins T: 0208 303 1061



These particulars are issued on the distinct understanding that all negotiations shall be conducted through Hummerstone & Hawkins, to whom the result of inspection should be communicated. Whilst every care is taken in their preparation, these particulars are in no way guaranteed to be correct and no tract. Responsibility cannot be accepted for inconvenience or loss viewing however caused, but appointments to view can be arranged by request.