

HUMMERSTONE & HAWKINS

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RETAIL PREMISES ON THE BROADWAY TO LET



'E' CLASS PREMISES TO LET ON
BEXLEYHEATH BROADWAY.

FLOOR AREA OF AROUND 1,100
SQUARE FEET

BUSY TRADING POSITION /
SUBSTANTIAL PASSING TRADE

IDEAL FOR A VARIETY OF
RETAIL / OFFICE USES.

VACANT POSSESSION / NO
CHAIN / VIEWING ADVISED.

AVAILABLE OF NEW LEASE
TERMS / TERM NEGOTIABLE.

335 Broadway

Bexleyheath

DA6 8DT

Tenure: TO LET

Rental: £19,500 per annum

Hummerstone & Hawkins
Tel: 0208 303 1061

LOCATION:

The subject property enjoys a prominent trading position fronting on to the busy Broadway on the corner of Upton Road and opposite Pickford Road with the immediate surrounding area being a mix of both commercial and residential properties. The unit benefits from substantial passing trade with the Broadway being a main thoroughfare carrying traffic travelling to and from Bexleyheath town centre.

The Broadway is also a main bus route. Bexleyheath has a busy shopping centre with a good mix of both local and national retailers. There are good road links to the A2 trunk road linking London and the South.

DESCRIPTION:

A ground floor lock up shop forming part of an established parade. Other nearby businesses and within the parade include Asda's, a gym, Monkey Puzzle Day Nursery, a pharmacy, a 'Nisa' convenience store and a Chinese restaurant.

The subject premises has for many years formed part of a triple fronted retail property trading as Hamsey's Sleep Centre. The building is being sold with the ground floor retail premises becoming vacant towards the end of May. The new owners will then be returning the property into its former configuration of 3 separate shops. We understand that works will be completed and the premises available for occupation in and around June / July.

A fully glazed frontage with central entrance under a signage leads into a rectangular shaped floor area which we are informed will be around 1,100sq ft. Details of the configuration and confirmation of the floor measurements will be provided once the new owners have provided them.

TENURE:

The premises are available on a new fully repairing and insuring lease at a commencing rental of £19,500 per annum, exclusive of rates.

EPC:

The premises has an EPC rating of C.

RATES:

In respect of the rateable value, with the property due to be divided into three separate units, the rateable value will need to be assessed.

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.