

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**

**TO BE LET IN A SHELL
CONDITION**

**IDEAL FOR A VARIETY OF
RETAIL / OFFICE USES.**

**WALKING DISTANCE OF
STATION / EASY ACCESS TO A2**

**AVAIALBLE OF NEW LEASE
TERMS / TERMS NEGOTIABLE.**

333 Broadway

Bexleyheath

DA6 8DT

Tenure: TO LET

Rental: £20,000 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. In the Summer of 2022 our clients acquired the freehold interest in the building and have since returned the property into its former configuration of 3 separate shops. We understand that works have been ongoing and the premises are available for occupation in and around April / May.

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 £20,000 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 Tel: 0208 303 1061](tel:02083031061)

Please note that property particulars are prepared as a general guide to the property for the convenience of a prospective purchaser or tenant and are intended for people who are familiar with commercial transactions. If you are not sure that you fit this description you should take the relevant independent advice before proceeding further. Whilst every care is taken in their preparation, these particulars are in no way guaranteed to be correct and are made without responsibility on the part of Hummerstone & Hawkins Ltd or the client. They do not obviate the need to make appropriate searches, enquiries and inspections. Statements herein are not to be relied upon as statements or representations of fact; any acquirer must satisfy themselves as to the correctness and any error, omission or mis-description therein shall not affect or annul the sale or be grounds for rescission or compensation. Hummerstone & Hawkins Ltd have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Measurements are approximate and should be verified by an acquirer.