

HUMMERSTONE & HAWKINS

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TO LET – ‘E’ CLASS PREMISES IN BEXLEYHEATH



Single storey former dentistry available to let.

Total floor area of C. 49.455 sq. m / 532 sq. ft.

Front forecourt providing parking for 2 cars.

Property includes a rear yard / Pedestrian side access.

Close to town centre plus the mainline train station.

Ideal for office space or therapy / education uses.

6 Stanford Road

Bexleyheath

DA7 4AX

Tenure: TO LET

Rental: £11,000 per annum

Hummerstone & Hawkins
Tel: 0208 303 1061

LOCATION:

Sandford Road is located just off the Broadway almost opposite the Better Gym. Predominately a residential road the subject property is located set back from the road in between two houses.

Bexleyheath Broadway is 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.

Bexleyheath has its own mainline train station which is within half a mile from the property.

DESCRIPTION:

A single storey building which is set back from the road by means of a front forecourt. The subject premises has become vacant after for several years being occupied by a dentistry.

A single entrance door leads into a front reception / waiting area which has a singular door leading through to an area which was used by the dentistry as a laboratory / treatment room. Doors lead to a WC plus out to the rear yard. The divide from the front and rear area's is by way of a demountable wall so if required the premises could be made open plan.

The premises includes a front forecourt which we are informed can be used for staff / customer parking. At the rear is a small garden which can be accessed via a door from the main property or via a side gate.

APPROXIMATE MEASUREMENTS:

Reception area: 19.762sq m / 212sq ft.

Rear room: 29.693sq m / 320sq ft.

TOTAL: 49.455sq m / 532sq ft.

TERMS:

The property is being offered with vacant possession and with a new full repairing and insuring lease at a commencing rental of £11,000 per annum.

A rental deposit will be required

EPC:

An EPC has been commissioned.

RATES:

The current rateable value of this premises is £6,000 therefore we believe it would be eligible for small business rate relief but we advise all interested parties to make their own relevant enquiries with 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.

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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.

