

HUMMERSTONE & HAWKINS

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TO LET HEART OF BEXLEY VILLAGE



Double fronted premises in centre of village.

Total floor area of C. 119sq m / 1,283sq m.

Includes 2 garages at the rear of the building.

Former physiotherapy & pilates studio / Vacant possession.

Busy trading position / High volume of passing trade

Available on a new lease / Terms to be agreed.

1 – 2 Bourne Parade

Bourne Road

Bexley, DA5 1LQ

Tenure: TO LET

Rental: £27,500pa

Hummerstone & Hawkins
Tel: 0208 303 1061

LOCATION:

Bexley is an area of south-east London located within the London Borough of Bexley. The village lies some 13 miles from Charing Cross and around 1.5 miles south of Bexleyheath.

Bourne Road is a very busy local thoroughfare which leads onto Bexley High Street and it benefits from a high volume of passing traffic throughout the day and buses frequently stop close to the premises. From the property there are good transport links with easy access to the main A2 which connects to the M25 and the Dartford Crossing. The nearby Bexley train station offers a frequent service into London Charing Cross with a journey time of between 31 and 40 minutes.

DESCRIPTION:

This former physiotherapy and pilates studio benefits from a prominent frontage on to the busy Bourne Road and is arranged over the ground floor.

The ground floor is configured and we understand divided by predominately demountable walls to provide an entrance reception, inner hallway, 5 treatment rooms and an open plan studio. The premises includes a WC and a tea making area.

The property includes at the rear two single garages with to the side a bin storage area.

The internal area appears well presented and gives the overall impression of a clean modern premises.

PLANNING:

We understand that the premises had in 2009 permission granted for D2 use, fitness and treatment. We feel that the property may be ideal for alternative uses (E, F1, F2, Sui Generis) including education, day nurseries, community, training, medical, health care, dentals, therapies, and gyms etc. STPP. Interested parties are recommended to make their own enquiries with regards to any planning with the relevant council.

The planning history of the property can be found on the Bexley planning portal.

RENT:

Rental offers are invited in the region of £27,500 per annum.

TERMS:

The premises are available by way of a new FR&I lease upon terms to be agreed, subject to geared rent reviews and a rent deposit.

EPC:

An EPC is commissioned.

RATES:

We understand from the VOA (Valuation Office Agency) website that the premises has a rateable value of £15,000 per annum and therefore may qualify for an element of small business rate relief. We would 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.



STUDIO



TREATMENT ROOM

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