

HUMMERSTONE & HAWKINS

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RETAIL PREMISES ON THE BROADWAY TO LET



**‘E’ CLASS PREMISES TO LET
WITH A RETURN FRONTAGE.**

**RECTANGULAR FLOOR AREA OF
C. 1,100 SQUARE FEET**

**PROMINENT CORNER POSITION
/ SUBSTANTIAL PASSING TRADE**

**WELL LOCATED FOR GOOD
TRANSPORT LINKS.**

**VACANT POSSESSION / NO
CHAIN / VIEWING ADVISED.**

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

337 Broadway

Bexleyheath

DA6 8DT

Tenure: TO LET

Rental: £25,000 per annum

**Hummerstone & Hawkins
Tel: 0208 303 1061**

LOCATION:

The subject property enjoys a prominent and highly visible 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.

Bexleyheath has its own mainline train station which is located within walking distance of the subject property.

DESCRIPTION:

A ground floor lock up shop with a return frontage forming part of an established shopping parade. Nearby businesses include Asda's, a gym, Monkey Puzzle Day Nursery, a pharmacy, a 'Nisa' convenience store, a Chinese restaurant, and an estate agents.

The subject premises had for many years formed part of a triple fronted retail property trading as Hamsey's Sleep Centre. The building was acquired in 2021 with the new owners deciding to divide the property into three separate units.

A glazed frontage to front and side including a single entrance under a signage leads into an open plan rectangular shaped floor area.

We noted during our visit that the premises is in need of improvement with works to include the fitting of a toilet and kitchen. The landlords advised that they are happy to undertake these works or come to some agreement with incoming tenants.

APPROXIMATE MEASUREMENTS:

Internal front window width: 5.679m / 18ft 6"

Internal side window: 7.998m / 26ft 2"

Maximum property depth: 19.084m / 33ft

Total floor area: 101.15sq m / 1,089sq ft

RENT:

Rental offers are invited in the region of £25,000 per annum.

TERMS:

The premises are available by way of a new FR&I lease upon terms to be agreed, A minimum rental deposit of 3 months will be required.

PLANNING:

We understand that the premises falls within the E User Class and therefore it is considered that it can be used for a variety of businesses that fall under this class including retail, office, restaurant, medical etc. We would recommend and it is the responsibility of any interested party to satisfy themselves that the intended use of the property complies with the relevant planning permissions and building regulations.

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.

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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.



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