

# HUMMERSTONE & HAWKINS

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## ‘E’ CLASS PREMISES IN BLACKFEN TO LET



Modern ‘E’ class premises in Blackfen available to let.

Enjoys a prominent corner trading position.

Total floor area of approximately 400 square feet.

Ideal for a variety of ‘E’ class uses, office or retail.

Fronting onto busy main road, high volume of passing trade.

Available on a new lease, terms negotiable

**312 Westwood Lane**

**Blackfen**

**DA15 9PT**

**Tenure: TO LET**

**Rental: £12,500pa**

Hummerstone & Hawkins  
Tel: 0208 303 1061

**LOCATION:**

Blackfen is a largely residential area of South East London within the London Borough of Bexley and is located some 3 miles north of Sidcup, 1 mile south of Welling and around 2 miles west of Bexleyheath.

The area has excellent road links with the A210 (Blackfen Road) running in a westerly direction to Eltham and an easterly direction to Bexley. The main A2 trunk road passes close by where connects can be made to the M25 and Dartford Crossing.

Blackfen has a busy shopping centre with businesses in the area including a CO-OP supermarket, Tesco's express, Costa Coffee, Betfred, Coral and numerous independent and specialist retailers.

The subject property benefits from a prominent position on the corner of Lyndon Avenue directly opposite the COOP supermarket. For customers parking can be found in nearby side roads or the local supermarket.

**DESCRIPTION:**

The premises comprises a ground floor lock up shop with a glazed frontage which incorporates a single entrance door and is secured by a metal shutter. An entrance door leads into the main sales area where to the right corner is a store / electric cupboard. To the left corner is a side passageway giving access to an internal room (with demountable walls). Behind and at the rear of the property is a tea making area and a rear door.

There is presently an outside toilet, but we understand that the landlord has agreed to bear the cost of installing an internal toilet. Interested parties are advised to seek their own confirmation of this.

**TENURE:**

The premises are being offered by way of a new full repairing and insuring lease for a term of 12 years. The commencing rental is £12,500 per annum.

A rental deposit will be required subject to status.

**EPC:**

The premises has an EPC rating of D - 82.

**RATES:**

The premises has a rateable value of £6,000 and therefore we would recommend interested parties making enquiries at the local council with regards to small business rate relief.

**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.