

HUMMERSTONE & HAWKINS

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E CLASS PREMISES AVAILABLE ON SHORT TERM LET



Ground floor lock up E class premises.

Total floor area of C. 30.148sq m / 325sq ft.

Share of front forecourt 15.843sq m / 171sq ft.

Fronting on to the busy Broadway close to town centre.

Ideal use for an office or small retail business.

Available on a two year lease agreement.

283 Broadway

Bexleyheath

DA6 8DG

Tenure: TO LET

RENTAL: £12,000pa

Hummerstone & Hawkins
Tel: 0208 303 1061

LOCATION:

The subject property is well located fronting on to the busy Broadway near to the junction with Albion Road. The area immediately surrounding the property comprise 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. The town 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 recessed single entrance door which has multi paned windows either side under a signage leads into open plan office / retail space. At the rear is a door to a tea making area which then connects to a toilet.

APPROXIMATE MEASUREMENTS:

Main floor area: 30.148sq m / 325sq ft.

Tea making area: 2.572sq m / 28sq ft.

Shared forecourt: 15.843sq m / 171sq ft.

TERMS:

The premises are available by way of a new 2 year lease.

The lease is subject to a mutual break clause at the end of the first year and then 3 months written notice during year two.

The commencing rental is £12,000 per annum.

A minimum rental deposit of 3 months will be required.

EPC:

The premises has an EPC rating of C

RATES:

We understand from the VOA (Valuation Office Agency) website that the premises has a rateable value of £10,750 per annum and should therefore qualify for small business rate relief. We would still advise all interested parties to make their own relevant enquiries with the relevant council to confirm this or the actual rates payable.

PLANNING:

We understand that the premises was formally used as office space.

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, 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.

LEGAL FEES:

If applicable, 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](#)

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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Registered office 144 Welling High Street, Welling, Kent, DA16 1TN.