

HUMMERSTONE & HAWKINS

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‘E’ CLASS PREMISES IN BEXLEYHEATH TO LET



‘E’ class premises in Bexleyheath available to let.

Main retail area of approximately 38.5sq m / 414.4sq ft.

Rear parking area for 2 cars and rear access possible.

Located on busy main road, high volumes of passing trade.

Would suit a variety of ‘E’ class uses.

Available on a new lease, terms negotiable.

140 Long Lane

Bexleyheath

DA7 5AH

Tenure: TO LET

Rental: £16,000pa

Hummerstone & Hawkins
Tel: 0208 303 1061

LOCATION:

Long Lane is a busy shopping parade located in Bexleyheath. The shopping parade forms many independent specialist and national retailers such as Coop and Shell. Long Lane is located approximately 1 mile away from the Broadway centre.

The subject premises is located around 10 minutes' walk from Barnehurst Station where trains can reach Central London within 30 minutes.

DESCRIPTION:

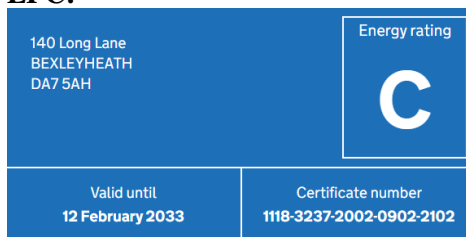
A glazed frontage incorporating a single entrance door leads into a main retail area of approximately 38.5sq m / 414.4sq ft. Currently decorated for Estate Agent use this would suit a variety of 'E' class uses.

To the right is a door which leads into a kitchen and toilet of approximately 120sq ft.

At the rear of the property is a door which leads to a back access which has space for 2 cars. The back access road is well maintained.

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.

EPC:**RATES:**

We understand from the VOA (Valuation Office Agency) website that the premises has a rateable value of £7,100 per annum therefore would qualify for small business rate relief. We would still advise all interested parties to make their own relevant enquiries with Bexley council and to confirm the actual rates payable.

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](tel:02083031061)

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.

