

'E' CLASS PROPERTY IN BEXLEYHEATH AVAILABLE TO LET



'E' class premises in Bexleyheath available to let.

Total floor area of approximately 521sq ft.

3 parking spaces located directly in front of the property.

Well presented internally, previously an office.

Suitable for a variety of 'E' class uses.

Available on a new lease, terms to be negotiable.

58 Cumberland Drive

Bexleyheath

DA7 5LB

Tenure: TO LET

Asking Price: £13,000 per annum

Hummerstone & Hawkins
Tel: 0208 303 1061

LOCATION:

Located just off King Harolds Way in Bexleyheath, this former office and surgery is in the midst of a mainly residential area.

It is approximately 1 mile from Welling Station and 0.8 miles from Barnehurst station.

DESCRIPTION:

An entrance door fronting onto 4 parking spaces leads into an entrance lobby which has a door connected to the main reception area of approximately 240sq ft. To either side are two smaller rooms of approximately 152 on the left and 121 on the right. There is also a separate toilet and small storage room.

The property is well presented internally and would suit a variety of uses.

There is loft space which spans the length of the whole unit however is only suitable as a storage facility for now.

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:

Cumberland Drive Surgery 58 Cumberland Drive BEXLEYHEATH DA7 5LB		Energy rating C
Valid until 28 August 2028	Certificate number 0990-0038-4939-0228-3006	

RATES:

We understand from the VOA (Valuation Office Agency) website that the premises has a rateable value of £8.500 per annum therefore qualifies for small business rate relief. We would still advise all interested parties to make their own relevant enquiries with 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.

