

## E CLASS PREMISES IN BELVEDERE TO LET



Refurbished premises suitable for restaurant / takeaway use (stpp).

Main sales area of C. 42.622sq m.  
/ C. 460sq ft.

Property includes potential kitchen area, toilets and store.

Strong trading position on a busy shopping street.

Premises previously traded for many years as a bakery.

An internal viewing is highly recommended.

**37 Nuxley Road**

**Belvedere**

**DA17 5JQ**

**Tenure: TO LET**

**Rent: £20,000pa**

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

**LOCATION:**

Belvedere is a town located within the London Borough of Bexley which lies south of the River Thames and is some 17 miles east of Charing Cross. The town is situated some 5.2 miles north of Dartford, around 3 miles north of Bexleyheath and approximately 4.7 miles east of Woolwich

The subject property is located in a prime position on Nuxley Road. The property forms part of Nuxley village which is a popular area comprising a high volume of predominately older style residential housing plus the area benefits from having an established and busy shopping centre.

The A206 provides a main access route to and from the Dartford Crossing and the M25 to the east and to Woolwich in the west. Properties in this location therefore have good road access to London and the motorway network.

The property lies in close proximity of two mainline train stations with Belvedere Station around a mile away where there is a frequent service into London Charing Cross (39 mins) and to London Cannon Street (37 mins). Abbey Wood Station is around 1.5 miles away which benefits from the Crossrail services which enable commuters to travel to Canary Wharf (approx. 11 mins) and Bond Street (approx. 25 mins).

There are several bus stops along and near to Nuxley Road which provide services to lower Belvedere, Bexleyheath and Woolwich. Belvedere Recreation Park is just a few minute's walk.

**DESCRIPTION:**

A ground floor look up premises forming part of an end terrace building which previously traded as a bakery. A glazed frontage incorporating double entrance doors and secured by an electric shutter leads into a main sales area. To the rear left corner there is access to an inner passageway / store. To the right rear corner of the main retail area is a doorway to a room which could be used as a kitchen. A door on your right leads to a staff room and then through to the toilets.

There is a storeroom at the rear that is open to separate negotiation and if agreed the landlord has advised he is willing to make a doorway through to from the inner passageway.

**APPROXIMATE MEASUREMENTS:**

Main front floor area: 42.622sq m. / 460sq ft.  
Internal kitchen / store: 14.124sq m. / 152sq ft.  
Staff area: 5.382sq m. / 58sq ft.  
Inner store: 7.722sq m. / 83sq ft.

Rear storeroom: 23.557sq m / 254sq ft.

**RENTAL:**

Rental offers are invited in the region of £20,000 per annum.

**TERMS:**

The premises are available by way of a new FR&I lease upon terms to be agreed and subject to a rent deposit.

**EPC:**

The premises has EPC commissioned.

**RATES:**

The VOA (Valuation Office Agency) website has the premises still listed and rated as a total ground floor area. The property has undergone a reconfiguration and therefore the rateable value will need to be reassessed. We would advise all interested parties to make their own enquiries with Bexley council to confirm the actual rates payable.

**PLANNING:**

The property was formally trading as a bakery.

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.

**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.

