

HUMMERSTONE & HAWKINS

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'E' CLASS PREMISES ON THE BROADWAY, BEXLEYHEATH TO LET



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SALES AREA OF APPROX 906sq ft

HIGH VOLUME OF PASSING TRADE

BASEMENT STORAGE OF APPROX 290sq ft

2 PARKING SPACES ON FRONT FORECOURT

AVAILABLE ON NEW LEASE TERMS

292 Broadway

Bexleyheath

DA6 8AJ

Tenure: TO LET

Rental: £22,500

Hummerstone & Hawkins
Tel: 0208 303 1061

LOCATION:

Bexleyheath is a modern town which is situated in the London borough of Bexley around 12 miles south-east of Charing Cross and 9 miles west of the busy shopping centre, Bluewater. Further to this over the past few years the Broadway has undergone significant investment in infrastructure to rejuvenate the town therefore a premises on this stretch represents an excellent opportunity.

The subject premises benefits from a strong and busy trading position enjoying a high volume of passing trade both from walking and vehicular throughout the day and evening.

The area has excellent transport links with easy access to the A2 with links to London, the M2, M25 and the Dartford Crossing, Bexleyheath has it's own mainline train station with services into London Victoria, Charing Cross and Cannon Street, with a journey time of between 33 & 40 minutes. Bexleyheath bus station is centrally located and is within walking distance.

DESCRIPTION:

A ground floor lock-up shop (with basement) which is located within a mid-terraced 2 storey building, former beauty and hairdresser's salon located on the Broadway.

The property consists of a glazed frontage with a single entrance door which leads into a rectangular shaped public area of around 906sq ft. A door at the rear provides access to a back-kitchen area of around 80sq ft.

From the main sales area there are stairs which lead down to the basement of around 290sq ft which can be used for storage.

TENURE:

The premises are being offered by way of a new FR&I lease at a commencing rental of £22,500pa. The terms of the lease are open for negotiation.

A rental deposit may be required subject to status.

EPC:

EPC RATING – B – 46

RATES:

We understand the rateable value of this property to be £11,158, interested parties are advised to make their own enquiries with the relevant council.

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.