

HUMMERSTONE & HAWKINS

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‘E’ CLASS PREMISES IN BARNEHURST TO LET



‘E’ class premises in Barnehurst available to let.

Total floor area including rear workshop of 1,066sq ft.

Shared Front forecourt space for 2 cars and rear access with shutter.

Located on busy main shopping parade with good passing trade.

Would suit a variety of ‘E’ class uses.

Available on a new lease, terms to be negotiable.

10 Midfield Parade

Barnehurst

DA7 6NB

Tenure: TO LET

Asking Price: £20,000pa

Hummerstone & Hawkins
Tel: 0208 303 1061

LOCATION:

Barnehurst is a town within the London Borough of Bexley. It lies northeast of Bexleyheath, and some 13.0 miles southeast of Charing Cross. It is separated from North Bexleyheath by the A220 Erith Road.

The subject property forms part of a busy neighbourhood shopping centre with businesses surrounding being a good mix of independent and specialist retailers. The office that is on offer enjoys an excellent position adjoining at the rear of a television repair shop as it benefits from being quiet while there is easy access to the shops and Bexleyheath.

DESCRIPTION:

A glazed frontage secured by an electric shutter incorporating a single entrance door leads into a main sales area of approximately 32.2sq m / 347sq ft. This leads through to an office/staff room of 10.2sq m / 115.1m, at the rear is a door to the kitchen and single toilet with total area of 11.07sq m / 119.2sq ft.

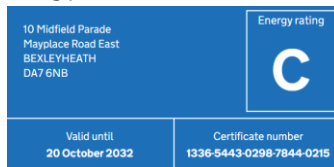
Also attached at the rear is a back storage / workshop area which is secured by an electric shutter and accessed via a well kept access road to the rear of the property. This measures approximately 45.1sq m / 485sq ft.

The property is well decorated internally and had it's own separate gas, water and electric meter.

The property has a shared front forecourt space which is shared with the tenant of the residential elements above and can fit 2 cars in. There is also possibility of parking another 2 cars behind.

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 £7,600 per annum therefore should 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](https://www.hummerstone.co.uk)

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.

