

## OFFICE / STORE PLUS REAR YARD TO LET



An office / 2 storerooms plus tea making area & toilet.

Plus open yard of C.1,209 sq. ft. with hardcore / concrete surface.

Office 442sq. ft. / Storeroom 1 162sq. ft. / Storeroom 2 174sq ft.

Within yard additional store facilities in need of some repair.

Available on flexible lease terms.

Similar opportunities are rarely available, early interest is advised.

**Rear of 37 Nuxley Road**

**Belvedere**

**DA17 5JQ**

**Tenure: TO LET**

**Asking Price: £17,000pa**

Hummerstone & Hawkins  
Tel: 0208 303 1061

**LOCATION:**

The subject property is located in 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.

**DESCRIPTION:**

An office plus 2 store rooms which are located at the rear of a commercial premises at 37 Nuxley Road. The opportunity includes an open yard which has a wall surround. Vehicular access to the yard is via metal gates. Within the yard there are further storerooms however these are in need of some repair.

The main office includes at the rear a tea making area plus toilet.

The landlord has advised that the surface in the yard will be finished with type 1 base, concrete,

Access to the property and yard is via a private unmade road from Nuxley Road that runs between the subject property and the Royal Standard public house.

**APPROXIMATE MEASUREMENTS:**

Main office: 41.058sq m / 442sq ft.

Storeroom: 15.039sq m / 162sq ft.

2<sup>nd</sup> Storeroom: 16.138sq m / 174sq ft.

Tea making area: 2.246sq m / 24sq ft.

Toilet: 2.509sq m / 27sqft.

Rear yard: 61ft 7" x 19ft 6" (To workshops)

External storage: 48ft 9" x 13ft 1"

**RENTAL:**

Rental offers are invited in the region of £17,000 per annum.

**TERMS:**

The premises are available on flexible lease terms.

A minimum rental deposit of 3 months will be required.

**EPC:**

An EPC has been commissioned.

**RATES:**

The VOA (Valuation Office Agency) website has the premises at 37 Nuxley Road 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 if business rate relief is applicable.

**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](mailto:Hummerstone & Hawkins) T: 0208 303 1061**

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.



Rear yard which we understand is to be resurfaced prior to completion.