

# HUMMERSTONE & HAWKINS

www.hummerstone.co.uk

## RETAIL PREMISES TO LET



Retail premises including partitioned offices.

Total floor area of C. 118sq m / 1,270sq ft.

Popular location just off Bexleyheath Broadway.

Premises includes a toilet plus disabled toilet.

Customer parking immediately in front of the units.

Walking distance of Bexleyheath train station.

**Unit 2, 81 -87 Avenue Road**

**Bexleyheath**

**DA7 4EQ**

**Tenure: TO LET**

**Rental: £22,500 per annum**

Hummerstone & Hawkins  
Tel: 0208 303 1061

**LOCATION:**

The subject property is situated on Avenue Road just off the busy Bexleyheath Broadway. The area immediate surrounding is a mix of both commercial and residential properties.

Bexleyheath has a busy shopping centre which is around a mile away and which has a good mix of both local and national retailers. There are good road links to the A2 trunk road linking London and the M25 / Dartford Crossing.

Bexleyheath has its own mainline train station which is located within walking distance of the subject property.

**DESCRIPTION:**

A modern good sized lock up shop forming part of a mixed use building including a Sainsbury's Local. The premises has a glazed frontage incorporating a single entrance. The internal area is configured to provide a mixture of open plan accommodation and partitioned rooms. The retail area includes a toilet plus disabled toilet and a tea making area.

The property includes a front forecourt area.

**APPROXIMATE MEASUREMENTS:**

Total floor area: 118sq m / 1,274sq ft.

**TERMS:**

The premises is to be let on full repairing and insuring terms at an initial rent of £22,500 per annum exclusive of all other outgoings.

A minimum rental deposit of 3 months will be required subject to status.

**EPC:**

The premises has an EPC rating of B.

**RATES:**

We have been informed that the Rateable Value is £16,000 per annum. For details regarding rates please refer to the VOA (Valuation Office Agency) website or make their own relevant enquiries with the relevant council.

**PLANNING:**

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, 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](http://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.