

'E' CLASS PREMISES IN BEXLEYHEATH AVAILABLE TO LET



'E' class premises in Bexleyheath available to let.

Total ground floor area of C. 413sq ft.

The property includes a front forecourt area of C. 315sq ft..

Premises forms part of a neighbourhood shopping parade.

For customers, parking bays are directly in front of the parade.

Available on a new lease, terms negotiable.

217 Brampton Road

Bexleyheath

DA7 4SS

Tenure: TO LET

Rental: £13,000 + VAT

Hummerstone & Hawkins
Tel: 0208 303 1061

LOCATION:

The subject property is located on Brampton Road forming part of a small shopping parade. The area immediately surrounding comprises a densely populated residential area.

The subject property is located around 1.5 miles from the busy Bexleyheath shopping centre where there is a good mix of local and national retailers.

Bexleyheath mainline train station is approx 0.8 miles away.

DESCRIPTION:

A glazed frontage with a central single entrance door leads into the main retail area of 413sq ft. At the rear is a lobby with a door to the WC.

We understand that the premises includes a front forecourt of C. 315sq ft.

RENTAL:

VAT is to be added to the commencing rental of £13,000 per annum.

TERMS:

The premises are available by way of a new FR&I lease upon terms to be agreed,

A rental deposit of 12 months will be required.

EPC:**RATES:**

We understand from the VOA (Valuation Office Agency) website that the premises has a rateable value of £5,900 per annum, this should mean the property qualifies for rate relief however we advise all interested parties to seek approval from 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

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.