

## TO LET E CLASS PREMISES



E class premises with rectangular shaped sales area.

Total floor area of C. 670sq ft.  
Kitchen at rear of

Glazed frontage, LED lighting, air con, laminated flooring.

Located on a busy shopping street amongst variety of businesses.

Parking bays along Bexley Road / Nearby pay & display car parks.

Current tenants vacating and relocating.

**287 Bexley Road**

**Northumberland Heath**

**DA8 3EX**

**Tenure: TO LET**

**Rental: £15,000pa + VAT**

Hummerstone & Hawkins  
Tel: 0208 303 1061

**LOCATION:**

Northumberland Heath is a commuter suburb which is situated between Bexleyheath and Erith and located some 19 miles south-east of Central London.

There is good access to the main A2 trunk road which connects to the M25 motorway and Dartford Crossing.

The property is located towards the southern end of Bexley Road enjoying a fairly prominent position within an established parade. The premises benefit from substantial passing trade both vehicular and pedestrian. Northumberland Heath is a densely populated area and continues to be popular. The road enjoys near full occupancy.

**DESCRIPTION:**

A modern small lock up shop forming part of a busy shopping street, and which has for many years been trading as Able Estate Agents. The premises have become available to let again due to the current tenant's decision to relocate their business.

We feel that the premises would be suitable for a variety of retail uses.

For customers using the shop street parking with restrictions is still permitted along Bexley Road and there is a nearby pay & display car park.

**INTERNAL DETAILS:**

A glazed frontage incorporating a single entrance door leads into the main rectangular shaped sales area. At the rear is a door leading through to a storeroom which combines as a kitchen. From here there is a door to a toilet.

**APPROXIMATE MEASUREMENTS:**

Sales area: 62.117sq m / 667sq ft.

Kitchen: 6.461sq m / 70sq ft.

**RENTAL:**

Rental offers are invited in the region of £15,000 per annum plus VAT.

**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:**

The premises has an EPC commissioned.

**RATES:**

We understand from the VOA (Valuation Office Agency) website that the premises has a rateable value of £8,300 per annum. We would still advise all interested parties to make their own relevant enquiries with council and to confirm the actual rates payable.

**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, restaurant, 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.

