



**333-337, Broadway, Bexleyheath, Kent, DA6 8DT**

## **Offers in Excess of £690,000**

Three large joint shops, 3,500 sq ft, 325 sq meters, Freehold for sale for Offers In Excess of £690,000. Rare to market. Harpers & Co are delighted to present this superbly located and very large Freehold commercial property for sale. The property comprises three large and integrated shops of approximately 114 sq meters each.

This is the first time that this property has come to the open market in several decades and has been used as a large bed wholesale and retailer for the last few years. Occupying a principle position beginning of busy Broadway Bexleyheath, this large property has benefits from a return frontage, excellent passing trade and excellent vehicular traffic. This will make a fantastic retail headquarters for a similar kind of operator such as furniture, beds, windows etc. and/or can be divided into three shops. Our own estimation is that each shop could command an Estimated Rental Value (ERV) of approximately £18,500 per annum.

Harpers & Co offers the Freehold of the above property which also has three flats which are sold on long leases, two of the flats has 71 year leases left on them with potentially valuable reversion. Applicants are urged to make their own enquiries with this regard.

**VIEWING HIGHLY RECOMMENDED**

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### **LOCATION**

Situated at the beginning of Bexleyheath Broadway, these triple fronted shops are within a short walk to Bexleyheath mainline train station and a short walk to pedestrianised precinct area of Broadway Bexleyheath where there are a multiple of national and international retailers such as Marks & Spencers, Primark, Macdonalds, Barclays, Natwest, Santander, Ryman etc.. This property is well located for good access onto the A2, M25 and Central London and is a very short walk (4 mins) to Bexleyheath mainline train station.

### **DESCRIPTION**

Harpers & Co is delighted to offer this large commercial property comprising three A1 retail units comprising approximately 3,500 sq ft, 325 sq meters (Gross Internal Area). The property is well lit, open plan, and very well positioned in a principle location in the beginning of Broadway Bexleyheath. The Freehold of the above property is offered and the central entrance is accessed from 335 Broadway which then opens up to 333 on the left and 337 on the right. The units are all open plan and can be accessed from each side. The interior of the property is carpeted throughout, smooth plastered walls, hung ceiling and benefits from two combination gas boilers providing heating. This commercial property could also be divided into two or possibly three units and we anticipate each unit in isolation to command an Estimated Rental Value (ERV) of approximately £18,500 per annum on a fully repairing and insuring lease. Each unit is identical in size and has a build depth of approximately 19 meters and a build width of 5.9 meters. 335 & 337 has a kitchen prep area and a joint WC which services all three shops.

### **TERMS**

The freehold of these three units are offered Freehold for sale for Offers In Excess of £690,000. Th three flats above have all been sold and 2 have 71 years left to run with potentially valuable reversion. The third flat has 118 years left. All three provide a peppercorn rent and it is the freeholders responsibility to collect insurance.

### **LEGAL COSTS**

Each part to pay their own legal costs in this transaction.

### **RATES**

Our own enquiries at the voa suggest a rateable value of approximately £28,000 and we understand the rate calculator is 0.49 p in the pound with an estimated rates payable of £13,720. Applicants are encouraged to make their own enquiries with this regard.

### **VAT**

This property has not been elected for VAT

**SAT NAV REF** DA6 8DT

#### **THE PROPERTY MISDESCRIPTIONS ACT 1991**

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. The mention of any appliances and services within these details does not imply that they are in full and efficient working order or that they will remain within the property.

*Estate Agents Commercial Agents Lettings Chartered Surveyors Valuers Insurance*

**Open 7 days a week**

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