

OPEN 7 DAYS
A WEEK

Harpers & Co

Tel: 01322 524425
www.harpersandco.com



Barnehurst Road, Bexleyheath, Kent, DA7 6HD

£12,950 PA

Harpers & Co are delighted to offer this very well placed and new instruction comprising a ground floor A1 Retail/ Office A2 Unit. The property is very well located on a busy parade of shops in Bexleyheath opposite Barnhurst train station and enjoys good footfall and passing trade. This property is offered to Let on a new lease and to serious inquiries only. It would make an ideal office for a firm of contractors. All inquiries through Sole Agents Harpers & Co on 01322 524425.

A1 RETAIL A2/OFFICE TO LET* *NEW LEASE OFFERED ATTRACTIVE TERMS

£12,950 PER ANNUM* *500 SQ FT (46 SQ M)* *FORECOURT WITH 1 PARKING SPACE

WELL PROPORTIONED FRONT RETAIL AREA **2 REAR ROOMS FULLY CARPETTED

KITCHEN AREA & WC* *REAR FENCED OFF YARD.

EPC rating 62 (D)

VIEWING HIGHLY RECOMMENDED

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LOCATION

This new instruction is well located on Barnehurst Road and opposite Barnehurst mainline train station with fast trains to Charring Cross and London Bridge. The property has a wide forecourt and pedestrian footpath outside and enjoys good vehicular and pedestrian passing trade at all times of the day. The property is surrounded by other retailers, offices, public house and several takeaway restaurants. The location of this property also provides excellent access for the A2, M25 and also central London.

DESCRIPTION

This A1 retail and/or A2 office unit has a gross internal area of approximately 500 sq ft (46 sq meters) and would provide an excellent space for either retailers or any companies that are predominantly office based. The shop has a well proportioned tarmac forecourt which is approximately 5 meters wide by 4 meters deep and can easily accommodate 1, possibly 2 small vehicles. The interior of the main part of the shop is fully laminated and has a hung ceiling with category two lighting. This leads onto two smaller rooms which would make ideal offices or rear storerooms or could be incorporated into the main body of the shop by taking down the stud partition wall. To the rear of the property is a small kitchen and prep area with a self contained WC. The property is light and well decorated throughout and would make an excellent retail space and/or office for any firm of subcontractors etc. Our clients would consider a change of use to A5 but will insist on a premium of £5,000 to do so.

TERMS

This commercial unit is offered TO LET for £12,950 per annum on a new fully repairing and insuring lease inside the 1954 Landlord & Tenants Act. Thus unit has interchangeable uses of both A1 retail and A2 office and should an enquiry be sought from A5 users our client would consider a change of use subject to planning permission but would insist on a premium of £5,000. Serious enquiries only.

LEGAL COSTS

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

VAT

VAT is not applicable on this transaction

HARPERS & CO SPECIAL REMARKS

Harpers & Co are delighted to offer this new instruction which is very well placed and will appeal to a whole range of retailers and office based applicants. The shop is directly opposite Barnehurst train station and enjoys good levels of footfall and passing trade. Parking is ample and widely available at the front of the parade.

Estate Agents Commercial Agents Lettings Chartered Surveyors Valuers Insurance

Open 7 days a week

Harpers House, 8 Bexley High Street, Bexley, DA5 1AD

Tel: 01322 524425 Fax: 01322 559500

www.harpersandco.com info@harpersandco.com



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.