

OPEN 7 DAYS
A WEEK

Harpers & Co

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Long Lane, Bexleyheath, Kent, DA7 5AE

£16,400 PA

TO LET for £16, 400 per annum on a lease to assign with 6 years remaining which includes a large self contained 2 bed maisonette above which is sublet producing 900 pcm in income. It appears that the rental income of the upstairs flat could be increased commensurate to market values. The ground floor hairdressers is approximately 465 sq ft (43 sq m) and fully fitted as an established hairdressers which has been trading successfully for a number of years. The unit currently has several functioning work stations which all have integrated back wash units. The unit is light and open plan and lends itself well to a barbershop and or beauty business. The unit has a fully tiled floor and a small kitchen prep area and WC to the rear. Externally there is one parking space and a garage. A rear access road provides excellent vehicular access to the unit and the flat which also has an external staircase.

ESTABLISHED HAIRDRESSERS WITH SELF CONTAINED 2 BED MAISONETTE

EXCELLENT AND LOW RENT* *FIXTURES FITTINGS & GOODWILL

LOW PREMIUM SOUGHT* *FULLY FITTED HAIRDRESSERS WOULD MAKE EXCELLENT BARBERS* *REAR PARKING WITH GARAGE

SELF CONTAINED LARGE TWO BEDROOM FLAT (PRODUCING INCOME)* *LOW RATES

EPC rating E (53)

161 Long Lane, Bexleyheath, Kent, DA7 5AE

VIEWING HIGHLY RECOMMENDED

LOCATION

This commercial unit with a 2 bedroom self contained maisonette is offered TO LET by way of assignment of an existing lease with 6 years left to run. Located on the busy Long Lane a main arterial road that runs adjacent to busy Bexleyheath. This parade is popular among the local community and has a host of retailers and shops and restaurants.

DESCRIPTION

This well located commercial unit has been trading successfully as an established hairdressers for some years and is now being offered to LET on a new Fully Repairing and insuring Lease. This property has a new steel roller blind and a forecourt which is 4.5m in depth and 4.8m in width. The shop has a fully tiled shop floor and hung ceiling. Currently trading as a hairdresser, the shop is fully fitted with backwash's and cutting stations one would expect with such an operation. The shop has a build depth of 9m and a width of 4.9m (Gross Internal Area 435sq m 450 sq ft) To the rear of the shop is small kitchen prep area and a WC. The rear door leads out onto the garden which has a garage and a rear parking space. The flat is self contained and can be accessed from the front of Long Lane by way of a front to a staircase which leads to a landing with lounge, Bedroom 1 and Kitchen. The second floor comprises bedroom 2 and a family bathroom. Lounge 5.8m x 4.7m Bed 1 3.1m x 4.1m Kitchen 2.7m x 2.7m Bed 2 4.6m x 4.9m Bathroom 1.8m x 2.8m the flat is an excellent size and is currently let producing £900 per calendar month. It is understood the tenancy is drawing near to its end.

TERMS

This unit is offered to Let by way of an assignment of the existing lease which has 6 years left to run on a renewable lease which is inside the terms of the 1954 Landlords and Tenants Act. The lease with a 2 bedroom split level maisonette flat is offered for £16,400 per annum.

LEGAL COSTS

Each party to pay their own legal costs.

RATES

Our own inquiries with the VOA suggest a rateable value of £8,900 and the rates calculator is £0.48 in the pound. Applicants are encouraged to make their own inquiries with the VOA to see if they are eligible for small business rates relief.

VAT

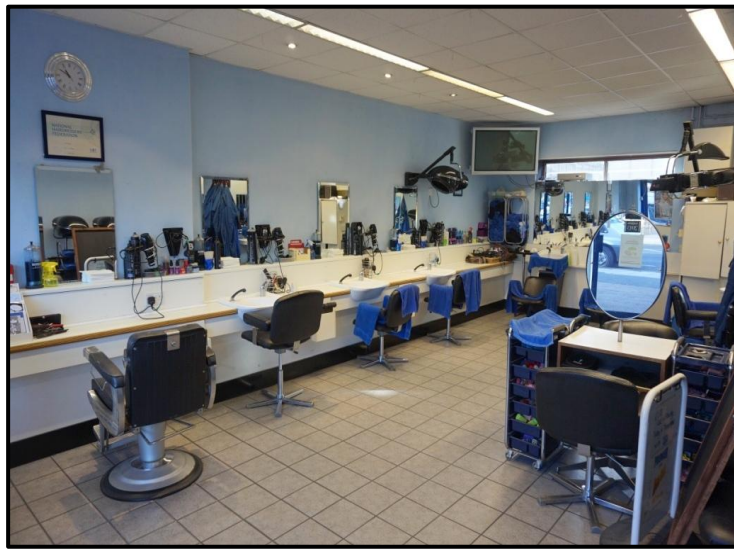
This property is not elected for VAT and so VAT is not charged on rent.

HARPERS & CO SPECIAL REMARKS

This established hairdressers is an excellent opportunity to take on a business with good scope for improvement that already has an established client base and ready income from the flat above.

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.



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