

OPEN 7 DAYS  
A WEEK

# Harpers & Co

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**157 Blendon Road, Bexley, DA5 1BT**

**FREEHOLD FOR SALE £360,000-00**

Harpers & Co are delighted to offer this rare opportunity to acquire a large freehold commercial property with self contained 2 bed flat on the prominent Blendon Road, Bexley which is just off the main A2 exit towards Bexley Village, Sidcup, Blackfen & Welling and Bexleyheath.

This unit comprises a large open plan commercial unit on the ground floor which has traded successfully for years as a plumbers merchant and bathroom retailer. The unit has a front forecourt followed by a steel roller blind which is electrically controlled from inside. The inside of the unit comprises a large open plan retail area with a build depth of 16.2 m and a width of 5.5m generating 89.1sq m (959 sq ft).

The shop benefits from a hung cavity ceiling with CAT II lighting with a small office to the rear providing access to the yard and to the self contained entrance to the flat on the first floor.

**\*RARE FREEHOLD OPPORTUNITY\*\*MIXED USE FREEHOLD\***  
**\*LARGE SHOP & YARD\*\*LARGE 2 BED FLAT\***

**EPC rating C (58)**

**VIEWING HIGHLY RECOMMENDED**

**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.

## 157 Blendon Road , Bexley, DA5 1BT

**\*\*FREEHOLD SHOP & 2 BED FLAT FOR SALE £360,000-00\*\***

### **VIEWING HIGHLY RECOMMENDED**

**LOCATION:**

This unit is located on the busy Blendon Road, a main arterial route into Bexley Village and on the entrance off the A2 and in close proximity to the M25. The unit forms part of a small commercial parade comprising around 12 units with residential uppers services by a rear road and path. This is a popular parade and freeholds are rarely available to the market.

**DESCRIPTION:**

This property comprises a ground floor retail shop of approximately 885 sq ft (82sq m) and a rear kitchen area of an additional 66 sq ft (6.3sq m). The unit is virtually all open plan and has traded successfully as a bathroom showroom for many years under the previous owner. To the rear there is an external WC and large long brick built out house measuring 10m by 3 m which is used as a store. The rear also has a yard that can also accommodate 2-3 vehicles. On the first floor there is a 2 bedroom self contained flat which is currently let for £700 pcm on an AST. The flat is a good size and could benefit from a makeover. The flat could however command a higher rental value of £875 pcm. Both flat and shop have their own supplies and are not dependent.

**TERMS:**

This property is available Freehold For Sale for £360,000-00 to serious enquiries.

**RATES:**

see [www.voa.gov.uk](http://www.voa.gov.uk)

**LEGAL COSTS:**

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

**Harpers & Co**

**Special Remarks:**

Harpers & Co are delighted to offer this rare freehold opportunity comprising a large commercial unit and self contained 2 bed flat on the first floor. Interestingly, several other adjoining properties have redeveloped to add an additional 2 flats to the rear, extended into the loft or built large commercial storerooms at the rear. This unit holds much potential to builders and developers and with a good rear access road and popular location close to London, A2, M25 represents an excellent opportunity. Viewings highly recommended through sole agents Harpers & Co on 01322 524425



*Estate Agents Commercial Agents Lettings Chartered Surveyors Valuers Insurance*

**Open 7 days a week**

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