



Broadway, Bexleyheath, Kent, DA6 8DT

Offers in Excess of £425,000

Harpers & Co are delighted to offer this large and well located double commercial retail unit at the beginning of busy Broadway Bexleyheath. The retail premises comprises of approx 2500 sq ft in gross internal area (232 sq mtrs). The two units have a powdered aluminium shop front which can be accessed from the left hand unit which then opens into two double units which are open plan and well decorated.

Both units are bright and airy and can be configured in numerous ways. To the rear of the left hand unit there is a WC and kitchen area and rear access door to a rear drive. The forecourt to this property to both shops provides one parking space over the kerb. The unit enjoys excellent passing trade both on foot and by vehicle and is in within walking distance of Bexleyheath Mainline train station and a shorter walk to the main pedestrianised precinct shopping centre.

***RARE TO MARKET * *LARGE & DOUBLE SHOPS OFFERED FREEHOLD FOR SALE ***

NEXT DOOR TO LARGE GYM * *1 FLAT POSSIBLY DUE FOR A POTENTIALLY VALUABLE LEASE EXTENSION

CLOSE PROXIMITY TO BROADWAY BEXLEYHEATH* *EXCELLENT ACCESS FOR A2, M25

CLOSE PROXIMITY TO BEXLEYHEATH MAINLINE TRAIN STATION * *EXCELLENT PASSING TRADE* *HIGHLY VISIBLE LOCATION

EPC rating pending

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VIEWING HIGHLY RECOMMENDED

Location

Situated on the beginning of Bexleyheath Broadway, these double shops are within a short walk to Bexleyheath mainline train station and a short walk to pedestrianised precinct area of Broadway Bexleyheath. This property is well located for good access onto the A2, M25 and Central London.

Description

This large double fronted, double unit is offered Freehold for sale and is mainly laid to carpet with an open plan bright and airy interior. The unit benefits from multiple plug points, good lighting and a designated kitchen prep area and WC to rear. The right hand unit has a small office admin area to the rear and provides access to the rear driveway. Our own enquiries to Bexley Planning Department suggest that there may be a change of use subject to planning permission (STPP) for a possible change of use to A3 restaurant and offices.

Terms

This double fronted unit is the first time to market and has been in the same family hands for several decades. It is offered freehold for sale for Offers in Excess of £425,000. Applicants are to note that both the upstairs flats which are self contained have been sold on long leases with one having in excess of 120 years and the other 71 years left on the lease. It is considered that the second of the flats may have a reversionary value which maybe of interest to some investors (they are encouraged to make their own enquiries with this regard). Serious enquiries and viewings to be conducted by Sole Agents Harpers & Co by appointment only.

Rates

Our own enquiries with the Valuations Office suggest that the rateable value is and rates payable are . Applicants may be eligible for small business rates relief and other concessions. They are advised to make their own enquiries with VOA.

Legal Costs

Each party is to pay their own legal costs in this transaction. This property is not elected for VAT.

HARPERS & CO SPECIAL REMARKS

Harpers & Co are delighted to offer this rare to market double commercial unit which is offered freehold for sale, Offers in Excess of £425,000. Such a large and open plan unit such as this in good condition is rare to the market and will no doubt be of interest to investors and occupiers. Our own enquiries suggest that should these property become available to the open market then they should command a rent of £18,500 - £20,000 each on a fully repairing and insure basis.

Estate Agents Commercial Agents Lettings Chartered Surveyors Valuers Insurance

Open 7 days a week

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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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