

Commercial for Rent - **£1,400 per month**

Broadway, Bexleyheath, Kent, DA6 8DG



## KEY FEATURES

- E USER CLASS PREMISES TO LET
- SINGLE UNIT LOCK UP SHOP
- 34.2 SQM - 360 SQ FEET
- REAR STAFF PARKING 2 SPACES
- UNIT FORECOURT
- EPC RATING C
- TERMS TO BE AGREED - NEW LEASE
- IDEALLY SUITED RETAIL / OFFICE USE
- NEW KITCHETTE & WC AREA

## Description

The property comprises a single storey, semi-detached commercial building of typical brick/block construction. Externally a front forecourt area and rear yard providing allocated parking (2 spaces) and a bin store area. Internally the premises are currently arranged to provide carpeted ground floor open place sales area with newly refurbished modern kitchenette and separate WC with laminate flooring.

A great opportunity to secure this lock up unit on TENURE: The premises are available on a new fully repairing and insuring lease at a commencing rental of £16,800 per annum, exclusive of rates. new terms to be agreed.

General Retail, Retail - High Street, Leisure Property, Office, Healthcare, Showroom, Retail, Licensed & Leisure, Offices, Other Property Types & Opportunities. Will qualify for Small Business Rate Exemption (TBC).

EPC RATING C

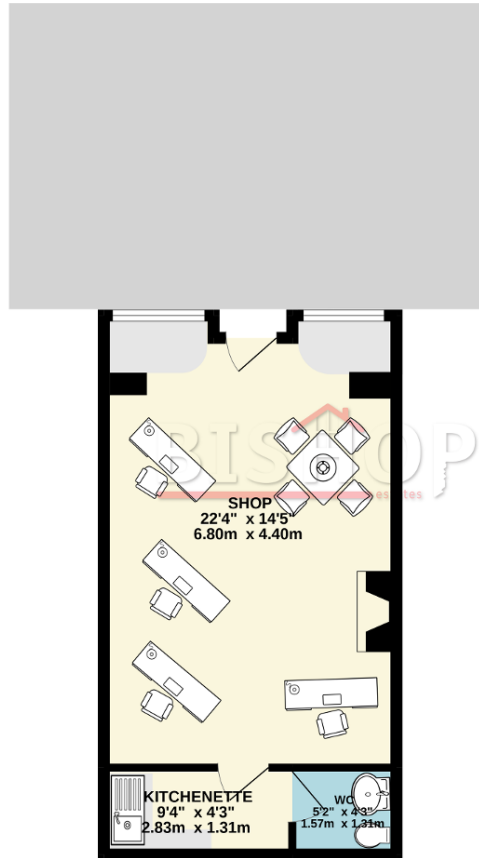
360 SQ FT

RATES: The rateable value will need to be assessed.

LEGAL FEES: Each party are to be responsible for their own legal costs.



GROUND FLOOR  
368 sq.ft. (34.2 sq.m.) approx.



TOTAL FLOOR AREA: 368 sq.ft. (34.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74   C	74   C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Additional Information

LEGAL FEES:

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