

Ref: AGT/CJL/0:3678

A2 USE



PROPERTY CONSULTANTS
CHARTERED SURVEYORS
VALUERS & ESTATE AGENTS

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TO LET

**DOUBLE FRONTED OFFICE UNIT (A2 USE)
PROMINENT CORNER POSITION
FORMER BANK/FINANCE COMPANY UNIT**



212/214 BROADWAY, BEXLEYHEATH, DA6 7BD

LOCATION:

Situated in a prominent position facing the roundabout at the junction of Broadway, Trinity Place and Albion Road. Surrounding and adjacent occupiers include HSBC Bank, TG Baynes Solicitors and Estate Agents and a number of retail and restaurant outlets.

DESCRIPTION:

Comprises an end of terrace double fronted shop unit formerly occupied as a Bank and suitable for Professional office uses. To the rear there are ladies and gents cloakroom/wc's, a kitchen/staff room and small storeroom.

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These Particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed nor do they constitute an offer or contract

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- ACCOMMODATION:** (with approximate dimensions and floor areas)
- OFFICE** 32'9" X 27'6" max (9.99m x 8.38m)
Floor area approx 860sq.ft. (79.90m²)
Plus ladies and gent's cloakroom/wc's kitchen/staff room and store room.
- Features** (all untested)
- Fully glazed shop front
 - Prominent corner location
 - Suspended ceiling
 - Fluorescent lighting
 - Carpets/floor coverings
 - Kitchen/staff room
 - Electric heating/air condition
 - Main office area - currently partitioned to provide individual offices and interview/meeting rooms.
- TERMS:** To be let upon a full repairing and insuring lease at terms to be agreed.
- RENT:** £25,000 per annum exclusive.
- RATES PAYABLE:** We understand from a verbal enquiry of the London Borough of Bexley that the rates payable on the premises are **£11,551.42 (2010/2011 assessment)**. Interested parties are **strongly** advised to check the actual rates liability with the Local Authority direct.
- SERVICE CHARGE:** A service charge is levied to cover the costs of the repair, decoration, maintenance and management of the common parts and structure.
- LEGAL COSTS:** Each party is to be responsible for the payment of their own legal fees.
- VAT:** We are advised by our clients that vat will **not** be payable upon the rental agreed under current legislation.
- VIEWING:** **ONLY** by arrangement with the Owner's Agents:
LINAYS COMMERCIAL Tel: 01689 875511

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 of fit for the purpose. Prospective Purchasers/Lessees are advised to obtain verification from their Solicitor or Surveyor. References to the tenure of this property are based on information supplied by our Clients. The Agent has not had sight of the Title Documents and prospective Purchasers/Lessees are advised to obtain verification from their Solicitor.

These Particulars do not form, nor form any part of, an offer or contract. Neither Linays Commercial nor any of their employees has any authority to make or give further representations or warranties to the property