

# BEXLEY

50-52 HIGH STREET

DA5 1AH

# LINAYS COMMERCIAL

26A STATION SQUARE  
PETTS WOOD, ORPINGTON,  
KENT. BR5 1NA  
Fax: 01689 831416

**01689 875 511**

**TO LET – DOUBLE FRONTED RETAIL UNIT – POTENTIAL TO SPLIT  
TOTAL SALES AREA APPROX 932 SQ FT (86.58 SQ M)**

## Location

Bexley is a popular residential suburb located in north Kent some 12 miles south-east of central London. The A2 trunk road is close by, providing access to the M25 Motorway and central London.

The premises are situated in a prominent position within an established parade in the heart of Bexley Village and only a short distance from Bexley Railway Station which offers frequent services to Central London and Dartford. There are further public car parks in close proximity at the railway station and to the rear of the Kings Head public House.



## Description

Comprises a mid-terrace double fronted shop unit with rear kitchenettes, ladies and gents cloakroom/WC and two detached garages. We are advised that rear loading is possible to the property via a shared service road.

The premises are available as a whole or the client may consider splitting the property into two smaller units.

## Accommodation

Sales Area (50)	466 sq ft	(43.29 sq m)
Sales Area (52)	466 sq ft	(43.29 sq m)
<b>Combined Floor Area</b>	<b>932 sqft</b>	<b>(86.58 sq m)</b>
Kitchenette		
Ladies & Gents Cloakroom/ WC		

## Terms

The entire premises are to be let on the basis of a full repairing and insuring lease for a term of years to be agreed at a commencing rent of **£25,000 per annum exclusive**. Alternatively, the clients may consider splitting the property into two separate units at a commencing rental of **£12,500 per annum exclusive**.

## Rating Assessment

We understand from the Valuation Office Agency (VOA) website that the rates payable on the premises are £9,983.25 (2018/19 assessment). Interested parties are **strongly** advised to check the actual rates liability with the local authority directly.

## Legal Costs

The ingoing tenant is to be responsible for the payment of both parties legal fees.

## VAT

We have been advised by our clients that VAT will **NOT** be payable upon the rental under current legislation.

## Notes

A service charge is levied to cover the cost of the repair, maintenance, decoration and management of the common parts and structure. Full details are awaited.

## Commercial Energy Performance Certificate

### Energy Performance Certificate Non-Domestic Building



Martin McCall Ltd  
50-52 Bexley High Street  
BEXLEY  
DA5 1AH

Certificate Reference Number:  
9548-3080-0251-0190-1505

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information in the guidance document *Energy Performance Certificates for the construction, sale and let of non-dwellings* available on the Government's website at [www.gov.uk/government/collections/energy-performance-certificates](http://www.gov.uk/government/collections/energy-performance-certificates).

#### Energy Performance Asset Rating

More energy efficient

A+

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

Net zero CO<sub>2</sub> emissions

70 This is how energy efficient the building is.

#### Technical Information

Main heating fuel: Grid Supplied Electricity  
Building environment: Air Conditioning  
Total useful floor area (m<sup>2</sup>): 121  
Assessment Level: 3  
Building emission rate (kgCO<sub>2</sub>/m<sup>2</sup> per year): 97.18  
Primary energy use (kWh/m<sup>2</sup> per year): Not available

#### Benchmarks

Buildings similar to this one could have ratings as follows:  
28 If newly built  
82 If typical of the existing stock

## Viewings

Available by prior appointment via Linays Commercial Limited.



Contact:  
Mandeep Cheema

Email:  
[mc@linays.co.uk](mailto:mc@linays.co.uk)