

BEXLEYHEATH

150 BROADWAY

DA6 7DW

LINAYS

COMMERCIAL

26A STATION SQUARE
PETTS WOOD, ORPINGTON,
KENT. BR5 1NA
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**LEASE AVAILABLE – RETAIL PREMISES WITH UPPER PARTS & REAR STORE
APPROX 2,585 SQ.FT (240SQ.M) – PROMINENT POSITION**

Location

Bexleyheath is a popular residential suburb located in North Kent. The area has good road connections with the A2 providing direct access to Junction 2 of the M25 Motorway. The subject property is situated in a prominent position on the pedestrianised Broadway, the principal shopping street in the town centre. Occupiers close by include Primark (opposite), Nationwide Building Society, Card Factory and Asda among many others.



Description

The property comprises a mid-terrace two storey building beneath a pitched roof with detached rear store. The premises are currently arranged to provide ground floor open plan retail space (split level) with kitchen and WC facilities. The property benefits from a detached storage building to the rear providing loading off of Arnsberg Way. The first floor is accessed via a internal staircase within the sales area and provides additional retail space and WC's. Alternatively, the upper parts can be accessed from a staircase from the rear.

Accommodation

(with approximate dimensions and floor areas)

Ground Floor

Internal Width:	18'3"	5.6m
Sales Depth:	68'8"	21m
Sales Area:	1265sq.ft	117sq.m
Kitchen & WC		

First Floor:

Sales/Store Area:	745sq.ft	69sq.m
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Rear Store:

Floor Area:	575sq.ft	53sq.m
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Total Floor Area (Gross):	2585sq.ft	240sq.m
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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 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

Terms

The entire premises are available to let on the basis of a new full repairing and insuring lease for a term of years to be agreed at a commencing rent of **Upon Application** per annum exclusive.

Rating Assessment

We understand from the Valuation Office Agency (VOA) website that the rates payable on the premises are £23,347.98 per annum. Interested parties are **strongly** advised to check the actual rates liability with the local authority directly.

VAT

We have been advised by our clients that VAT will **not** be payable upon the rental amount.

Legal Costs

The ingoing Tenant is to be responsible for a contribution towards our client's legal fees incurred in respect of this transaction.

Planning

The property has most recently been trading under Class A1 (Retail) of the Town & Country Planning Use Classes Order 1987. Interested parties are advised to make their own enquiries to The London Borough of Bexley Planning Department.

Commercial Energy Performance Cert

Energy Performance Certificate Non-Domestic Building



150 Broadway
BEXLEYHEATH
DA6 7DW

Certificate Reference Number:
9227-3049-0010-0500-5121

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.

Energy Performance Asset Rating

More energy efficient



A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

79 This is how energy efficient the building is.

Technical Information

Main heating fuel:	Grid Supplied Electricity
Building environment:	Heating and Natural Ventilation
Total useful floor area (m ²):	214
Assessment Level:	3
Building emission rate (kgCO ₂ /m ² per year):	119.74
Primary energy use (kWh/m ² per year):	708.32

Benchmarks

Buildings similar to this one could have ratings as follows:

24	If newly built
71	If typical of the existing stock

Viewings

Available by prior appointment via Linays Commercial



Contact:
Mandeep Cheema

Email:
mc@linays.co.uk

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