

# BEXLEYHEATH

2 PRINCES STREET

DA7 4BJ

# LINAYS

COMMERCIAL

26A STATION SQUARE  
PETTS WOOD, ORPINGTON,  
KENT. BR5 1NA  
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**01689 875 511**

**FREEHOLD FOR SALE – INDUSTRIAL/ BUSINESS UNIT  
2,730 SQ.FT (253.6 SQ.M)- ADJOINING UNIT (NO 4) ALSO AVAILABLE**

## 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 premises are situated at the junction with Queen Street just to the North of Broadway within a mixed commercial and residential area.

There is a small public car park to the North of the property and Bexleyheath railway station is situated within half a mile.



## Description

The premises comprise a single story industrial/ business unit under a pitched roof with front forecourt area. The current layout provides open plan warehouse area with suspended ceiling tiles or plasterboard finishes. To the front of the building there is a loading bay with timber access doors.

We are advised by our clients that the property has the benefit of a gas fired heater (untested) plus cloakroom/WC.

Property marked with arrow on photo.

## Accommodation

(with approximate dimensions and gross floor areas)

Total Floor Area (Gross): 2,730 sq.ft (253.60 sq.m)

## Price

**£325,000 (Three Hundred and Twenty Five Thousand Pounds)**  
for the benefit of our client's Freehold interest with vacant possession.

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

Ref: MC/4966

## Rating Assessment

We are advised that currently the subject property and the adjoining property 4 Princes Street are assessed under a single business rates assessment at a ratable value of £62,000.

## VAT

We have been advised by our clients that VAT will **not** be payable upon the sale price under current legislation.

## Legal Costs

Each party is to be responsible for the payment of their own legal fees.

## Notes

Please note that the adjoining property is also available for freehold sale at a price of **£575,000**.

The properties are available separately or combined.

## Plant and Equipment

Please note that none of the equipment or systems in the property have been tested to ensure that they are in working order. Proposed purchasers/lessees are recommended to make their own investigations.

## Commercial Energy Performance Cert

## Viewings

Strictly available by prior appointment with the owners sole agents Linays Commercial Limited.



Contacts:  
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