BEXLEYHEATH

4 PRINCES STREET

DA7 4BJ



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

01689 875 511

FREEHOLD FOR SALE – INDUSTRIAL/ BUSINESS UNIT 5,796 SQ.FT (538.5 SQ.M)- ADJOINING UNIT (NO 2) ALSO FOR SALE

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 just to the North of Bexleyheath Broadway within a mixed commercial and residential area. There is a small public car park to the North of the property and Bexleyheath mainline railway station is situated within half a mile of the property.



Description

The premises comprise a two story industrial/ business unit beneath a flat roof with covered yard/ parking area. The building is currently arranged to provide ground floor workshop/ warehouse space with ancillary accommodation. The first floor provides office accommodation and studio space.

We are advised that the property has the benefit of a three phase electrical supply, partial heating and air conditioning.

Accommodation

(with approximate dimensions and gross floor areas)

Ground Floor 3,112 sq.ft (298.1 sq.m) First Floor 2,684 sq.m (249.3 sq.m)

Total Gross Floor Area: 5,796 sq.ft (547.40 sq.m)

Price

£575,000 (Five Hundred and Seventy Five Thousand Pounds)

for the benefit of our client's Freehold interest with vacant possession.

HE PROPERTY MISDESCRIPTIONS ACT 199

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/4967 **Rating Assessment Commercial Energy Performance Cert** Assessment awaited – assessor instructed We are advised that currently the subject property and the adjoining property 2 Princes Street are assessed under a single business rates assessment at a rateable 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. **Viewings** Notes Please note that the adjoining property Strictly available by prior appointment with the owners agents is also available for freehold sale at a **Linays Commercial Limited** price of £325,000. The properties are available separately

Plant and Equipment

or combined.

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.



Contacts: Email:

Toby Allitt ta@linays.co.uk

Adrian Tutchings commercialproperty@linays.co.uk