

BEXLEYHEATH

15 CHURCH ROAD

DA7 4DD

LINAYS

COMMERCIAL

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

01689 875 511

LEASE AVAILABLE – GROUND FLOOR RETAIL / CLASS E USE PREMISES

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 Church Road close to the junction with Broadway, the principal shopping street in the town centre.



Description

The property comprises a mid-terrace ground floor retail unit with front forecourt area.

The premises are currently arranged internally to provide open plan retail/sales area and WC facilities. The property is fitted to a good standard throughout and would be suitable for a wide range of operators.

Accommodation

(with approximate dimensions and floor areas)

Internal Width:	11'8"	3.6m
Sales Depth:	31'8"	9.7m
WC		
Total Floor Area (Net):	406sq.ft	37.8q.m

Terms

Available by way of lease assignment. The premises are held upon an existing Full Repairing and Insuring lease commencing 3rd July 2017 for a term of 12 years expiring 2nd July 2029 at a rental of **£11,000 (Eleven Thousand Pounds)** per annum exclusive, subject to review on 3rd August 2021 and at four yearly intervals thereafter. The lease is granted within the security provisions of the Landlord and Tenant Act 1954 (as amended). A rental deposit is applicable.

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

Rating Assessment

We understand from the Valuation Office Agency (VOA) website that the rates payable on the premises are £3,121.24 per annum. Interested parties are **strongly** advised to check the actual rates liability with the local authority directly.

Prospective tenants may be able to obtain full relief from the payment of Business Rates under the current Small Business Rate Relief incentive and should contact the London Borough of Bexley.

VAT

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

Planning

We understand the property falls under Class E of the Town & Country Planning Use Classes Order as of 1st September 2020 which allows for the premises to be occupied for the purposes of a shop, financial/professional services, café or restaurant (not take-away), light assembly work, clinic, health centre, creche, day nursery, day centre, gymnasium/indoor recreation. **The above uses are all subject to Landlord's consent.** Consent will be required for any alterations (e.g. ventilation & extraction).

Energy Performance Certificate

15 Church Road
BEXLEYHEATH
DA7 4DD

Energy rating

D

Valid until
13 February 2027

Certificate number
0160-0233-6569-7702-1002

External Photo



Viewings

Available by prior appointment via Linays Commercial



Contact:
Mandeep Cheema

Email:
mc@linays.co.uk

THE PROPERTY MISDESCRIPTIONS ACT 1991

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