

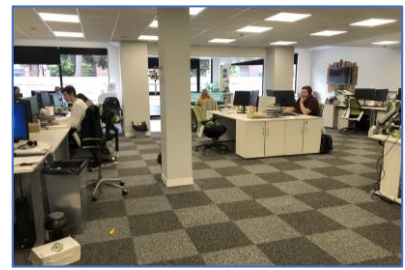
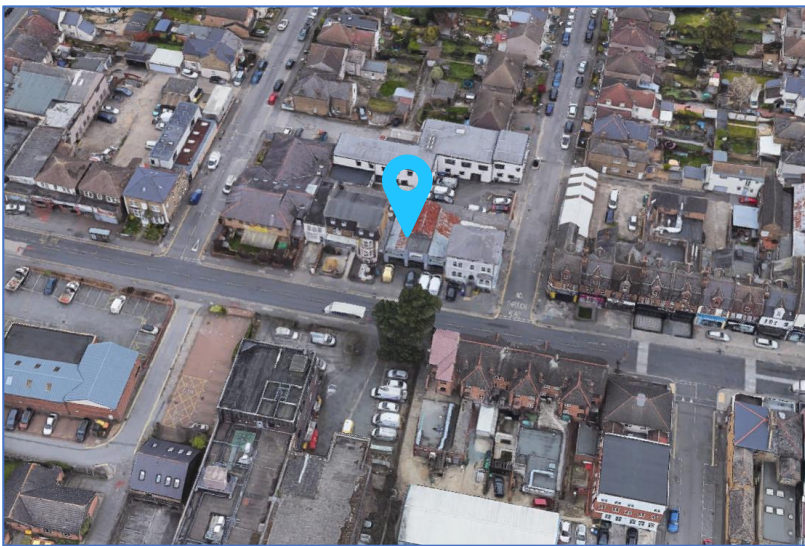


**AVAILABLE TO LET 3196 SQ.FT/296 SQ.M**

**BEXLEYHEATH DA6 8AH**

**300 BROADWAY**

**PROMINENT ROADSIDE TRADE COUNTER/SHOWROOM UNIT,  
CLASS E PLANNING USE, FORECOURT/ALLOCATED PARKING  
WOULD SUIT A WIDE VARIETY OF OCCUPIERS INCLUDING  
RETAIL, LEISURE, MEDICAL, AUTOMOTIVE & OFFICES.**



## LOCATION

Bexleyheath is a popular suburb situated within North Kent, approximately 15 miles south of Central London, 5 miles west of Dartford and 10 miles east of Bromley. The town is located in the heart of the south east commuter belt and is one of the principal suburbs of the London Borough of Bexley. Bexleyheath railway station is a short walk away where there are regular trains to London. The property is situated on Broadway (A207), a major thoroughfare offering direct access to Welling and Crayford with excellent levels of passing traffic. The property occupies a prominent position within an established area for trade, retail, restaurant and medium density residential.

## DESCRIPTION

The subject property comprises a mid terrace building of typical brick construction with metal panelled roof coverings set out over ground and first floor level. Access to the property is either via front forecourt areas or a separate roller shutter entrance leading to the ground floor store allowing for loading from Harcourt Road. Internally the unit is currently arranged to provide open plan sales area with WC facilities, kitchen and meeting room. To the rear right hand side is a storage area set beneath a flat roof. The first floor is accessed via an internal staircase and provides additional space currently used for storage. Externally the unit comes with the benefit of a dedicated parking area to the front of the building with 4/5 spaces.

## 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 or professional services, café or restaurant (not take-away), 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).

## ACCOMODATION

The property comprises the following approximate floor areas (GIA):

| Floor Area           | Sq.Ft        | Sq.M        |
|----------------------|--------------|-------------|
| Ground Floor Sales   | 2321         | 215.7       |
| Ground Floor Storage | 324          | 30          |
| First Floor Storage  | <u>551</u>   | <u>51.2</u> |
| <b>Total</b>         | <b>3,196</b> | <b>296</b>  |

## VAT

The property is not currently elected for VAT.

## TERMS

The 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 **£50,000 (Fifty Thousand Pounds)** per annum exclusive.

## RATEABLE VALUE

We understand from the Valuation Office Agency (VOA) website that the rates payable are £13,972 (2021/2022 assessment). Interested parties are strongly advised to check the actual rates liability with the local authority.

## ENERGY PERFORMANCE CERTIFICATE

Certificate Number: 0160-0137-6629-8597-9008  
 Rating: C  
 Copy available on request.

## VIEWINGS

Available by prior appointment via sole letting agents, Linays Commercial.

**Contact:**  
 Mandeep Cheema  
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