

BEXLEYHEATH

38/48 AVENUE ROAD

DA7 4EG

LINAYS COMMERCIAL

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

01689 875 511

**FREEHOLD FOR SALE – COMMERCIAL AND RESIDENTIAL PREMISES
DEVELOPMENT POTENTIAL - STPP**



Location/ Description

Bexleyheath is a busy and popular suburb within the London Borough of Bexley in North Kent approximately 12 miles south-east of central London. The subject property is situated in a prominent position within an established parade. Bexleyheath mainline railway station is located approximately 175 yards away offering frequent commuter services to Central London. Access to the A2 trunk road is available at the Danson interchange providing main road links to Junction 2 of the M25 Motorway.

Comprises a detached property arranged on ground and first floor levels. The ground floor offers shop/ office unit with private forecourt parking (48) plus a substantial ground floor office/ court premises again with the benefit of private forecourt car parking. The first floor comprises six, self contained two bedroom flats. To the rear of the property there are private gardens and our client's ownership includes the rear service road. Please note several adjacent owners, we are advised, have access rights over the rear service road.

Price

Freehold - £2,700,000 (Two Million Seven Hundred Thousand Pounds) subject to the existing leases and ASTs.

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.

Tenancies

48 Avenue Road: Let upon a lease for a term of 5 years from 2020 at a rental of £11,000 pax rising to £12,000 in 2023, £13,000 in 2024 and £13,500 in 2025. The lease is granted outside of the Landlord and Tenant Act 1954.

38-46 Avenue Road: Let on a lease to HM Courts and Tribunals until 31st March 2022 at a rental of £25,500 per annum exclusive. The lease is granted outside of the provisions of The Landlord and Tenant Act 1954.

38a-48a Avenue Road: Comprise 6 x 2 bedroom flats let upon assured shorthold tenancies and currently producing £84,000 pax.

Total Rental Income:
£120,500 per annum exclusive.

Town Planning

Our clients consider that the property offers considerable potential for change of use, refurbishment and development all subject to the grant of planning permission.

It is further considered that potential may exist (STPP) to add a second floor for residential use.

Prospective purchasers should make their own planning enquiries with the London Borough Bexley.

<https://www.bexley.gov.uk/services/planning-and-building-control>

Accommodation

(with approximate dimensions and floor areas – Please note all dimensions are taken at extremes)

48 Avenue Road

Ground floor office/shop 515 sq.ft (97.8 sq.m)

38-46 Avenue Road

Comprises a ground floor office unit currently occupied as a Courts and Tribunals premises with kitchenette and parking. Floor area approx. 2400 sq.ft (222.9 sq.m)

38a-48a Avenue Road

Six self-contained two bedroom flats arranged at first floor level with private gardens and roadway to the rear.

Energy Performance Certificates

38a Avenue Road - Rating E
40a Avenue Road – Rating D
42a Avenue Road – Rating E
44a Avenue Road – Rating E
46a Avenue Road – Rating E
48a Avenue Road – Rating E
40-46 Avenue Road – Rating D
48 Avenue Road – Rating D

Viewings

Available strictly by prior appointment via Linays Commercial.



Contact:
Adrian Tutchings

Email:
commercialproperty@linays.co.uk