

# ERITH

323 BEXLEY ROAD

NORTHUMBERLAND HEATH

DA8 3EX

# LINAYS

COMMERCIAL

26A STATION SQUARE  
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**TO LET - RETAIL / CLASS E USE PREMISES – PROMINENT LOCATION  
GROUND & FIRST FLOOR – 1,427SQ.FT (132SQ.M)**

## Location

Erith is a busy suburb located 1.5 miles north-east of Bexleyheath within the London Borough of Bexley. Erith Railway Station is approx. 0.7 miles from the property, providing direct train services to London Charing Cross and Dartford. The subject property is situated in a prominent position within an established parade on Bexley Road which is the main thoroughfare providing direct access to the A2 East Rochester Way. Surrounding occupiers include Nisa, BP and a variety of local operators.



## Description

The property comprises a mid-terrace two storey building beneath a part pitched part flat roof with front forecourt areas. Internally, the premises are currently fitted out as offices and the ground floor is arranged to provide entrance reception/sales area, kitchen/staff room, WC's and rear storage. The first floor provides two additional office areas and WC. Features include air conditioning (untested) and gas heating.

## Accommodation

(with approximate dimensions and floor areas)

Ground Floor:	973sq.ft	90sq.m
First Floor:	454sq.ft	42.2sq.m
<b>Total Area:</b>	<b>1427sq.ft</b>	<b>132q.m</b>

## Terms

The premises are available to let on the basis of a new effectively full repairing and insuring lease for a term of years to be agreed at a commencing rental of **£21,000 (Twenty One Thousand Pounds)** per annum exclusive, payable quarterly in advance.

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	Commercial Energy Performance Certificate
<p>We understand from the Valuation Office Agency (VOA) website that the rates payable on the premises are £3,569.84 (2022/23 assessment). Interested parties are <b>strongly</b> advised to check the actual rates liability with the local authority directly.</p>	
<h3>Legal Costs</h3>	
<p>Each party to pay their own legal and professional fees.</p>	
<h3>VAT</h3>	
<p>We have been advised by our clients that VAT will <b>NOT</b> be payable upon the rental amount.</p>	<h3>Viewings</h3>
<h3>Planning</h3>	<p>Available by prior appointment via Linays Commercial Limited.</p> <p>Contact: Mandeep Cheema      Email: <a href="mailto:mc@linays.co.uk">mc@linays.co.uk</a></p>
<p>We understand the property falls under Class E of the Town &amp; 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, gymnasium/indoor recreation. Consent may be required for any external alterations (e.g. ventilation &amp; extraction). <u>All of the above uses are subject to Landlord's approval.</u></p>	