



**LINAYS**  
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**01689 875 511**

**TO LET** **2778 SQ.FT/258 SQ.M**  
**BEXLEYHEATH** **DA6 7DE**

**100a BROADWAY**  
**GROUND & FIRST FLOOR PREMISES WITH PARKING/REAR YARD**  
**PEDESTRIANISED TOWN CENTRE LOCATION**  
**CLASS E PLANNING USE, WOULD SUIT A WIDE VARIETY OF**  
**OCCUPIERS INCLUDING RETAIL, RESTAURANT, MEDICAL,**  
**SHOWROOM & OFFICES.**

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.



## 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.

The property is situated on Broadway (A221), a major thoroughfare offering direct access to Welling and Crayford. The subject building occupies a prime position within the pedestrianised section known as Broadway Square directly opposite the Broadway Shopping Centre with excellent levels of passing footfall. Surrounding occupiers include Iceland, H&M, WHSmith & Starbucks.

## DESCRIPTION

The property comprises a two storey, mid terrace commercial building of typical brick/block construction set beneath a flat roof. Externally a rear yard can be accessed via Friswell Place providing allocated parking (2 spaces) and a bin store area.

Internally the premises are currently arranged to provide ground floor open place sales area with ladies/gents WC's. The first floor is accessed via an internal staircase to the rear and provides ancillary storage space and staff facilities.

## 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	1714	159
Ground Floor Ancillary	107	10
First Floor Storage	<u>957</u>	<u>88.9</u>
<b>Total</b>	<b>2,778</b>	<b>258</b>

## VAT

The property is 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 **£70,000 (Seventy Thousand Pounds)** per annum exclusive.

## RATEABLE VALUE

We understand from the Valuation Office Agency (VOA) website that the rates payable are £29,191.50 (2022/2023 assessment). Interested parties are strongly advised to check the actual rates liability with the local authority.

## ENERGY PERFORMANCE CERTIFICATE

Certificate Number: 0881-4893-4456-3734-1032  
 Rating: D  
 Copy available on request.

## VIEWINGS

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

**Contact:**  
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