

BEXLEYHEATH

38 - 46 AVENUE ROAD

DA7 4EG

LINAYS COMMERCIAL

26A STATION SQUARE
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**RETAIL / CLASS E USE PREMISES - AVAILABLE SEPERATLY OR COMBINED
FROM 450 SQ FT TO 2,260 SQ FT - FORECOURT PARKING**



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 to the north offering frequent commuter services to Central London and to Dartford. Access to the A2 trunk road is available at the Danson interchange providing main road links to Junction 2 of the M25 Motorway. Surrounding occupiers include a Sainsburys Local, The William Camden Public House and a range of retail, professional office and catering establishments.

The property comprises the ground floor of a detached mixed use building with front forecourt areas. Internally the premises are currently arranged to provide a mixture of partitioned and open place accommodation ready for an incoming tenant to fit out to their required specification.

Terms

The premises are available as a whole or can be split as individual units. Available to let on the basis of a new full repairing and insuring lease for a term of years to be agreed. Rent upon application.

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

VAT	Accommodation
We are advised by our clients that VAT will not be payable upon the rentals agreed under current legislation.	<p><i>(with approximate dimensions and floor areas)</i></p> <p>From 450 sq.ft (41.8 sq.m) to 2,260 sq.ft (209.9 sq.m).</p>
Legal Costs	
Each party is to be responsible for the payment of their own legal fees.	Energy Performance Certificate
Planning	 <p>Department for Work and Pensions Appeals Service 40-46 Avenue Road BEXLEYHEATH DA7 4EG</p> <p>Operational rating D</p> <p>Valid until 31 August 2027</p> <p>Certificate number 9646-1026-0858-0300-6925</p>
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).	