

# BEXLEYHEATH

46 AVENUE ROAD

DA7 4EG

# LINAYS

COMMERCIAL

26A STATION SQUARE  
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**TO LET – GROUND FLOOR OFFICE/CLASS E USE PREMISES – 553SQ.FT (51SQ.M)**



## 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 front sales/office area with rear ancillary space and kitchenette.

## Accommodation

(with approximate dimensions and floor areas)

Floor Area:	553sq.ft	51sq.m
W/C	-	-
<b>Total Area:</b>	<b>553sq.ft</b>	<b>51sq.m</b>
Forecourt (2 Spaces)		

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

## 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 **£14,000 (Fourteen Thousand Pounds) per annum exclusive**.

## Ratable Value

We understand from the Valuation Office Agency (VOA) website that the rates payable are £TBC. Prospective Tenants may be able to obtain 100% relief from Business Rates under the Small Business Rate Relief Government Incentive and should contact the London Borough of Bexley Rates Dept.

## VAT

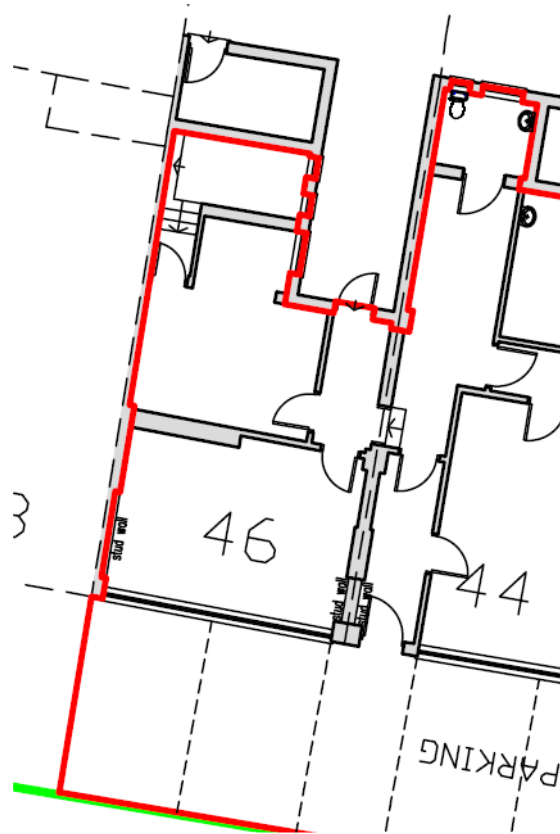
We are advised by our clients that the property is **not** elected for VAT.

## Planning

The property has most recently been occupied under Class E of the Town & Country Planning Use Classes Order 1987 which as of 1st September 2020 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 & extraction). All of the above uses are subject to Landlord's approval.

## Commercial Energy Performance Certificate

## Floor Plan



## Viewings

Available by prior appointment via Linays Commercial Limited.

**Contact:**  
Adrian Tutchings

**Email:**  
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