

CRAYFORD

8 & 8A THE PARADE, CRAYFORD WAY
DA1 4JA

LINAYS

COMMERCIAL

26A STATION SQUARE
PETTS WOOD, ORPINGTON,
KENT. BR5 1NA
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**FOR SALE - MID TERRACE COMMERCIAL & RESIDENTIAL BUILDING
INVESTMENT OPPORTUNITY - VACANT UPPER PARTS**



Location / Description

Crayford is a South East London town within the London Borough of Bexley, to the north of Dartford and east of Bexleyheath. The subject property occupies a prominent main road position within an established parade adjacent to the junctions with Crayford Road, High Street and London Road. The town is served by Crayford Railway Station (approx.350m from property) with frequent services

to London Bridge, Charing Cross and Cannon Street in a journey time of around 45 minutes. The general character of the surrounding area comprises predominantly commercial premises at ground floor level with residential upper parts. Surrounding occupiers include Savers, Iceland, Aldi, Savers and Pure Gym. The property comprises a mid-terrace, two storey, mixed use building set beneath a pitched roof with tiled coverings. The ground floor (8) is occupied as a Solicitors Office and fitted to the tenant's preferred specification. The upper parts (8a) are currently vacant with access from the pavement edge to provide a one-bedroom flat configured as entrance lobby, kitchen, living room, bedroom and bathroom. Externally, the property incorporates a rear yard with detached store which can be accessed via a shared service road.

Accommodation

(with approximate net internal areas)

Ground Floor Commercial (8 The Parade):

Sales Area: 398 sq.ft 36.9sq.m

Ancillary 109sq.ft 10.1sq.m

Total Net Internal Area: 507 sq.ft 47.1sq.m

WC & Rear Yard/Parking

Upper Parts Residential (8a The Parade):

Gross Internal Area: 498sq.ft 46.35sq.m

Tenure/Price

Freehold – subject to the lease granted on the ground floor and vacant possession of the first floor. We are instructed to seek offers in the region of **£400,000 (Four Hundred Thousand Pounds)** exclusive.

VAT

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

AML

A successful bidder will be required to provide the usual information to satisfy the Anti-Money Laundering requirements when Heads of Terms are agreed.

Lease

Lease Dated:	11 th February 2025
Property:	8 The Parade, Crayford Way, Crayford
Tenant:	Apex Abs Limited
Guarantor:	-
Rent:	£15,000pax
Term:	5 (Five) years from 29 th September 2024 and ending on 28 th September 2029.
Breaks:	29 th September 2027
Rent Review Dates:	29 th September 2027 – Fixed Increase to £16,500pax.
Security of Tenure:	Within.

A copy of the lease is available on request.

CEPC

8 The Parade Crayford Way Crayford DARTFORD DA1 4JA		Energy rating C
Valid until	Certificate number	
20 July 2029	0190-9931-0930-8100-5103	

Further Information

Available via selling agents:

