

# BEXLEYHEATH

206A BROADWAY

DA6 7BD

# LINAYS

COMMERCIAL

26A STATION SQUARE  
PETTS WOOD, ORPINGTON,  
KENT. BR5 1NA  
Fax: 01689 831416

**01689 875 511**

## LEASE AVAILABLE – ESTABLISHED BARBERS PREMISES

### Location

Situated within an established parade in the non-pedestrianised section of Bexleyheath Broadway and close to a mix of established retail, catering and office premises. Located between the pedestrianized and Broadway Centre shopping facility and Bexleyheath mainline railway station. A substantial public car park is located to the rear of the shop properties opposite the subject premises.



### Description

Comprises a mid-terrace ground floor lock-up shop unit which we understand has traded as a barbers for some 30 years. The property is currently trading and fitted as a barbers.

### Accommodation

(with approximate dimensions and floor areas)

Frontage	13'4	4.06m
Shop depth	29'4	8.94
Retail area	370 sq ft	34.37 sq m
Cloakroom/WC to rear		

### Terms

The premises are held upon a full repairing and insuring lease which is granted within the provisions of the Landlord & Tenant Act 1954 (as amended) with an unexpired term of approximately 5 years, expiring 23<sup>rd</sup> June 2031. The current passing rental is **£18,000 per annum exclusive** and rents are payable quarterly in advance. The lease includes a rent review with effect from 24<sup>th</sup> June 2026.

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

Ref: AGT/5790

## Premium

Offers invited for our client's leasehold interest.

## Rating Assessment

We understand from the Valuation Office Agency (VOA) website that the rates payable (April 2026/27) will be £5,348. Interested parties are **strongly** advised to check the actual rates liability with the local authority directly.

Tenants may be able to obtain partial or full rate Small Business Relief and should discuss this matter with the London Borough of Bexley.

## VAT

We have been advised by our clients that VAT will **NOT** be payable upon the rental amount under current legislation and under the terms of the existing lease.

## Legal Costs

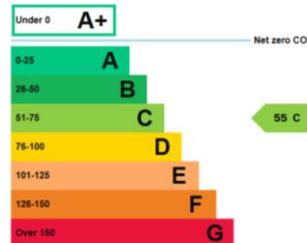
Each party to be responsible for the payment of their own legal fees.

## Commercial Energy Certificate

206a Broadway BEXLEYHEATH DA6 7BD		Energy rating <b>C</b>
Valid until 8 May 2035	Certificate number 2120-3694-2050-0206-4221	
Property type	Retail/Financial and Professional Services	
Total floor area	45 square metres	

### Energy rating and score

This property's energy rating is C.



Properties get a rating from A+ (best) to G (worst) and a score.

## Viewings

Available strictly by prior appointment via Sole Agents:

Name:  
Adrian Tutchings

Email:  
[commercialproperty@linays.co.uk](mailto:commercialproperty@linays.co.uk)

THE PROPERTY MISDESCRIPTIONS ACT 1991

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