

BEXLEYHEATH

272-274 BROADWAY

DA6 8BE

LINAYS

COMMERCIAL

26A STATION SQUARE
PETTS WOOD, ORPINGTON,
KENT. BR5 1NA
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**FREEHOLD SALE | TWO STOREY COMMERCIAL BUILDING
FULLY LET | INVESTMENT OPPORTUNITY | PRODUCING £69,000PAX**



Location / Description

Bexleyheath is a London suburb, located in the Borough of Bexley adjacent to the towns of Sidcup and Welling. The town is located on the A2 that links with the A102 (Blackwall Tunnel) and Junction 2 of the M25. Bexleyheath Railway Station is within walking distance. The property occupies a main road position at the western end

of Broadway, close to the junction with Albion Road with good levels of passing traffic. Pay and display roadside parking is available in close proximity. The property comprises a two-storey mid terrace commercial building arranged to provide two self-contained units (ground floor bar/restaurant and first floor offices) set beneath a part pitched/part flat roof. Externally, the property benefits from a front forecourt/trading area and a rear yard accessed via Abbey Road. The current configuration provides ground floor bar/restaurant premises trading as Blend and arranged internally as fitted bar, open plan customer trading area, mix of high and low level seating, small function room and managers office. To the rear, there is a fully fitted commercial kitchen and general ancillary storage area. The upper parts are occupied by a firm of solicitors and accessed via a dedicated entrance at the pavement edge. Internally, the spaces provides a mixture of open plan and cellular/partitioned offices with kitchen and WC facilities. The property is not listed and does not fall within a conservation area.

Accommodation

(with approximate net internal areas)

| | Sq.Ft | Sq.m |
|--------------------------|-------------|----------|
| Ground Floor | | |
| Total Net Internal Area: | 2,613 sq ft | 242 sq m |
| Basement (Not Inspected) | | |
| First Floor | | |
| Office Space | 1,959 sq ft | 182 sq m |

Tenure/Price

Freehold. The property is subject to two existing leases as per the Tenancies section. We are instructed to seek offers in the region of **£925,000 (Nine Hundred and Twenty-Five Thousand Pounds)** exclusive for the Freehold interest.

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.

CEPC

272-274, Broadway
BEXLEYHEATH
DA6 8BE

Energy rating

D

Valid until

1 June 2028

Certificate number

0920-0438-4219-0206-8002**Leases**

| | |
|----------------------------|---|
| 272-274 | |
| Property: | Ground Floor & Basement, 272-274 Broadway, Bexleyheath Kent DA6 8BE |
| Lease Dated: | 1 st February 2016 |
| Tenant: | Blendbar Holdings Ltd |
| Guarantors: | Four Individuals |
| Rent: | £51,000pax |
| Term: | 25 Years expiring 31 st January 2040 |
| Breaks: | N/A |
| Rent Review Dates: | 5 Yearly. The 1 st February 2026 review remains open/undocumented. |
| Security of Tenure: | Within. |

| | |
|----------------------------|---|
| Upper Parts | |
| Property: | Part Ground Floor and First Floor, 272-274 Broadway, Bexleyheath Kent DA6 8BE |
| Lease Dated: | 16 th September 2019 |
| Tenant: | Mr G T Luckhurst & Mrs S Franklin |
| Rent: | £18,000pax |
| Term: | 10 Years expiring 19 th August 2029. |
| Breaks: | N/A |
| Rent Review Dates: | 5 Yearly. The September 2024 review remains open/undocumented. |
| Security of Tenure: | Within. |

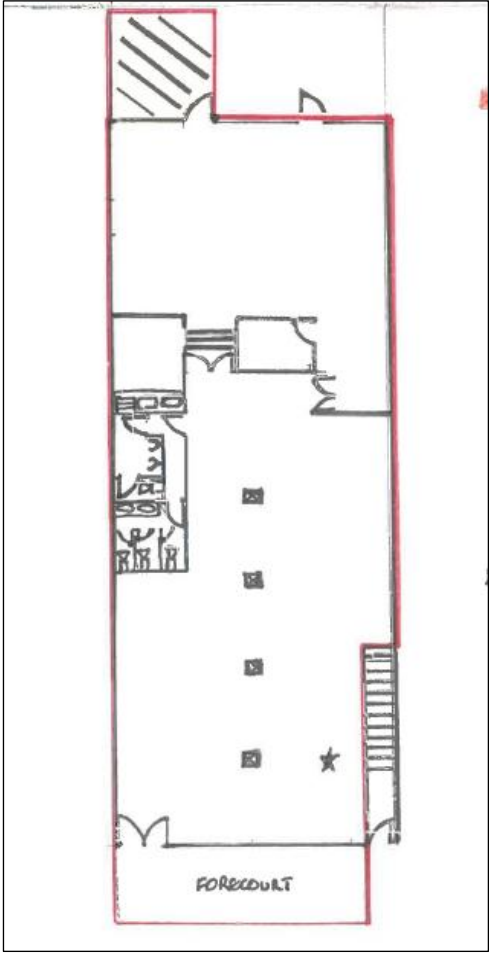
Total Rental Income: £69,000 (Sixty-Nine Thousand Pounds)pa.

Further Information

Contact:
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Ground Floor



First Floor

