

BEXLEY

14 BOURNE ROAD

DA5 1LU

LINAYS

COMMERCIAL

26A STATION SQUARE
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**FREEHOLD SALE | TWO STOREY COMMERCIAL BUILDING
VACANT | INVESTMENT / DEVELOPMENT OPPORTUNITY (STPP)**



Location / Description

Bexley is a busy suburb within The London Borough of Bexley adjacent to Sidcup and Bexleyheath. The town is located on the A2 (Black Prince Interchange) that links with the A102 (Blackwall Tunnel) and J2 of the M25. Bexley Railway Station is within walking distance. The property occupies a prominent main road position at the southern end of Bourne Road, close to the junction with Bexley High Street. The property comprises a two-storey end of terrace commercial building set beneath a part pitched/part flat roof. Externally, the property benefits from a rear courtyard accessed via Albert Road. Internally, the current configuration provides ground floor sales area, ancillary staff/kitchen and staircase providing access to upper parts. To the rear, there is general ancillary storage area set beneath a flat roof. The upper parts provide further stores/staff areas and bathroom. The rear courtyard can also be accessed via a pedestrian entrance at the pavement edge. The property is not listed but does fall within Old Bexley Conservation Area. The entire property is in a dated condition offering an excellent opportunity for refurbishment and redevelopment.

Accommodation

(with approximate internal areas)

	Sq.Ft	Sq.m
Ground Floor		
Retail Sales Area:	282	26.26
Rear Lobby:	25	2.38
Kitchen/Staff Room:	180	16.8
Rear Stores	263	24.4
Courtyard	Not Measured	
First Floor		
Room 1	191	17.8
Room 2	93	8.7
Room 3	71	6.6
Lobby/Hallway:	127	11.8
Bathroom	68	6.4
Total Internal Area:	1,300 sq ft	120 sq

Tenure/Price	Development Potential
Freehold – Vacant Possession. We are instructed to seek offers in the region of £275,000 (Two Hundred and Seventy-Five Thousand Pounds) exclusive, with vacant possession to be provided on completion.	The property may offer scope for redevelopment and/or conversion to provide residential accommodation, subject to obtaining all necessary planning consents. We note the immediate surrounding area comprises a mixture of residential dwellinghouses and commercial properties. Bourne Road is designated as a London Distributor Road (LDR) under the Bexley Unitary Development Plan (UDP). Please note that offers conditional upon planning will not be considered.
VAT	CEPC
We are advised that the property is not elected for VAT.	
AML	Viewings/Further Information
A successful bidder will be required to provide the usual information to satisfy the Anti-Money Laundering requirements when Heads of Terms are agreed.	Due to the nature of the current occupiers line of business all viewings are to be strictly arranged through Linays Commercial and access is restricted to individuals aged 18 and over. Under no circumstances should a direct approach be made to staff. Email: mc@linays.co.uk