

BEXLEY

50/52 HIGH STREET

DA5 1AH

LINAYS

COMMERCIAL

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

01689 875 511

**TO LET – DOUBLE FRONTED RETAIL UNIT WITH TWO REAR GARAGES
SALES AREA APPROX 900 SQ.FT (83.60 SQ.M)**

Location

Bexley is a popular residential suburb located in north Kent some 12 miles south-east of central London. The A2 trunk road is close by, providing access to the M25 Motorway and central London.

The premises are situated in a prominent position within an established parade in the heart of Bexley Village and only a short distance from Bexley Railway Station which offers frequent services to Central London and Dartford. Surrounding Occupiers in the Village include a number of Public Houses, Coral Bookmakers, Park Estates and a Nisa Convenience Store.



Accommodation

(With approximate floor areas)

Shop	28'2" x 32'0"	(8.53m x 9.75m)
2 Offices	14'4" x 7'4"	(4.37m x 2.23m)
	14'8" x 8'0"	(4.36m x 4.26m)

Existing Sales Floor Area Approx 900sq.ft (83.60 sq.m)

2 Staff Kitchenettes

Ladies & Gents Cloakroom/ WC



Access for loading at the rear via a shared service road.

Description

Comprises a mid-terrace double fronted shop unit with rear kitchenettes, ladies and gents cloakroom/WC and two garages. Located at the rear of the property is one of the main village center car parks. There are further public car parks in close proximity at the railway station and to the rear of the Kings Head public House. We are advised that rear loading is possible to the property via a shared service road.

Terms-

The premises are to be let on the basis of a full repairing and insuring lease for a term of years to be agreed at a commencing rent of **£38,000 per annum exclusive**.

Rating Assessment	Commercial Energy Performance Certificate
<p>We understand from the Valuation Office Agency (VOA) website that the rates payable on the premises are £9,983.25 (2018/19 assessment). Interested parties are strongly advised to check the actual rates liability with the local authority directly.</p>	 <p>The image shows an Energy Performance Certificate (EPC) for a non-domestic building. The header includes the title 'Energy Performance Certificate' and 'Non-Domestic Building', along with the HM Government logo. The property details are: Warrin McCall Ltd, 10-12 Bealey High Street, BEKLEY, DAS 1AH. The certificate reference number is 9548-3080-0251-0190-1505. A text block explains that the certificate shows the energy rating of the building, indicating the energy efficiency of the fabric, heating, ventilation, cooling, and lighting systems, compared to two benchmarks. Below this is the 'Energy Performance Asset Rating' section, which features a scale from A+ (most efficient) to G (least efficient). The building's rating is C, with a score of 70. To the right of the scale, a box indicates 'This is how energy efficient the building is.' The 'Technical Information' section lists: Main heating fuel: Grid Supplied Electricity; Building environment: Air Conditioning; Total useful floor area (m²): 121; Assessment Level: 3; Building emission rate (kgCO₂/m² per year): 37.18; Primary energy use (kWh/m² per year): Not available. The 'Benchmarks' section shows that buildings similar to this one could have ratings as follows: 20+ if newly built, and 70 if typical of the existing stock.</p>
Legal Costs	
<p>The ingoing tenant is to be responsible for the payment of both parties legal fees.</p>	
VAT	
<p>We have been advised by our clients that VAT will NOT be payable upon the rental under current legislation.</p>	
Notes	Viewings
<p>A service charge is levied to cover the cost of the repair, maintenance, decoration and management of the common parts and structure. Full details are awaited.</p> <p>A two bedroom maisonette located above part of the available shop unit (52a) may be available to let upon an Assured Shorthold Tenancy at terms to be agreed.</p>	<p>Available by prior appointment via Linays Commercial Limited.</p>  <p>26A STATION SQUARE, PETTS WOOD, ORPINGTON, KENT. BR5 1NA Fax: 01899 831418</p> <p>01689 875 511</p> <p>Contact: Toby Allitt Adrian Tutchings</p> <p>Email: ta@linays.co.uk commercialproperty@linays.co.uk</p>
<p>THE PROPERTY MISDESCRIPTIONS ACT 1991</p> <p>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.</p> <p>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</p>	