

BEXLEYHEATH

21 PICKFORD LANE

DA7 4RD

LINAYS

COMMERCIAL

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

01689 875 511

FOR SALE OR TO LET – LOCK-UP SHOP UNIT WITH REAR STORAGE AREAS

Location

Bexleyheath is a popular residential suburb located in North Kent. The area has good road communications with the A2 just to the south providing direct access to Junction 1a of the M25 motorway.

The premises are situated in a prominent position within an established parade only a short distance from Bexleyheath Mainline Railway Station which offers direct mainline services to Central London.



Description

Comprises a mid-terrace retail unit currently arranged to provide sales area, rear storage, kitchenette and WC. The property benefits from a front forecourt. Pedestrian access to the rear is via a small yard area.

The upper part is self-contained and comprises we understand a residential unit which has been sold upon a long lease (full details of lease awaited).

Accommodation

(with approximate dimensions and floor areas)

Forecourt

Internal Width 18'6" (5.64m)

Sales Depth 35'5" (10.80m)

Sales Area 623sq.ft (57.88sq.m)

Built Depth 74'8" (22.76m)

Ancillary 528sq.ft (49.05sq.m)


Ladies & Gents WC

Gross Ground Floor Area 1151 sq.ft (106.93sq.m)

THE PROPERTY MISDESCRIPTIONS ACT 1991

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

Terms	Commercial Energy Performance Certificate								
<p>The premises are available to let on the basis of a new effectively full repairing and insuring lease for a term of years to be agreed at a commencing rent of £16,000 (Sixteen Thousand Pounds) per annum exclusive payable quarterly in advance.</p> <p>Alternatively our client will consider the sale of the freehold interest, offers invited in the region of £225,000 (Two Hundred and Twenty Five Thousand Pounds).</p>	<p>Assessment Awaited</p>								
Rating Assessment									
<p>We understand from the Valuation Office Agency (VOA) website that the current Rating Assessment is in respect of the subject property and 23 Pickford Lane. It will be necessary for separate assessments to be obtained.</p>									
VAT									
<p>We have been advised by our clients that VAT will NOT be payable upon the sale price under current legislation.</p>	<th data-bbox="669 1314 1529 1409">Viewings</th>	Viewings							
Legal Fees									
<p>Each party to bear their own legal and professional fees.</p>									
Notes									
<p>We await details of the long lease granted upon the residential element of the building.</p>	<p>Available by prior appointment via Linays Commercial Limited.</p> <div data-bbox="927 1472 1219 1675">  </div> <div data-bbox="688 1682 1422 1839"> <table> <tr> <td>Contact:</td> <td>Email:</td> </tr> <tr> <td>Adrian Tutchings</td> <td>commercialproperty@linays.co.uk</td> </tr> <tr> <td>Mandeep Cheema</td> <td>mc@linays.co.uk</td> </tr> <tr> <td>Toby Allitt</td> <td>ta@linays.co.uk</td> </tr> </table> </div>	Contact:	Email:	Adrian Tutchings	commercialproperty@linays.co.uk	Mandeep Cheema	mc@linays.co.uk	Toby Allitt	ta@linays.co.uk
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