



- A1 commercial unit measuring c.1,162 sqft
- Split-level 3 bedroom leasehold maisonette
- Planning approval for loft conversion / extension
- Prominent retail position
- Guide price - £550,000

DESCRIPTION

A freehold property comprising a double fronted ground floor commercial unit measuring approximately 1,162 sqft. The accommodation is mainly open-plan with a spacious 'L' shaped room and treatment room, and is configured as a hairdressers and beauty salon. A number of smaller treatment rooms, storage cupboards, WCs and a kitchen are accessed through the rear corridor. The uppers comprise a self-contained three bed flat which enjoys its own access from the front. Planning has recently been granted to reconfigure the flat and extend into the loft. Parking is available for two cars at the back of the property. The property also has a prominent elevated position and we feel the unit would be suitable for a coffee shop or café (STPP).

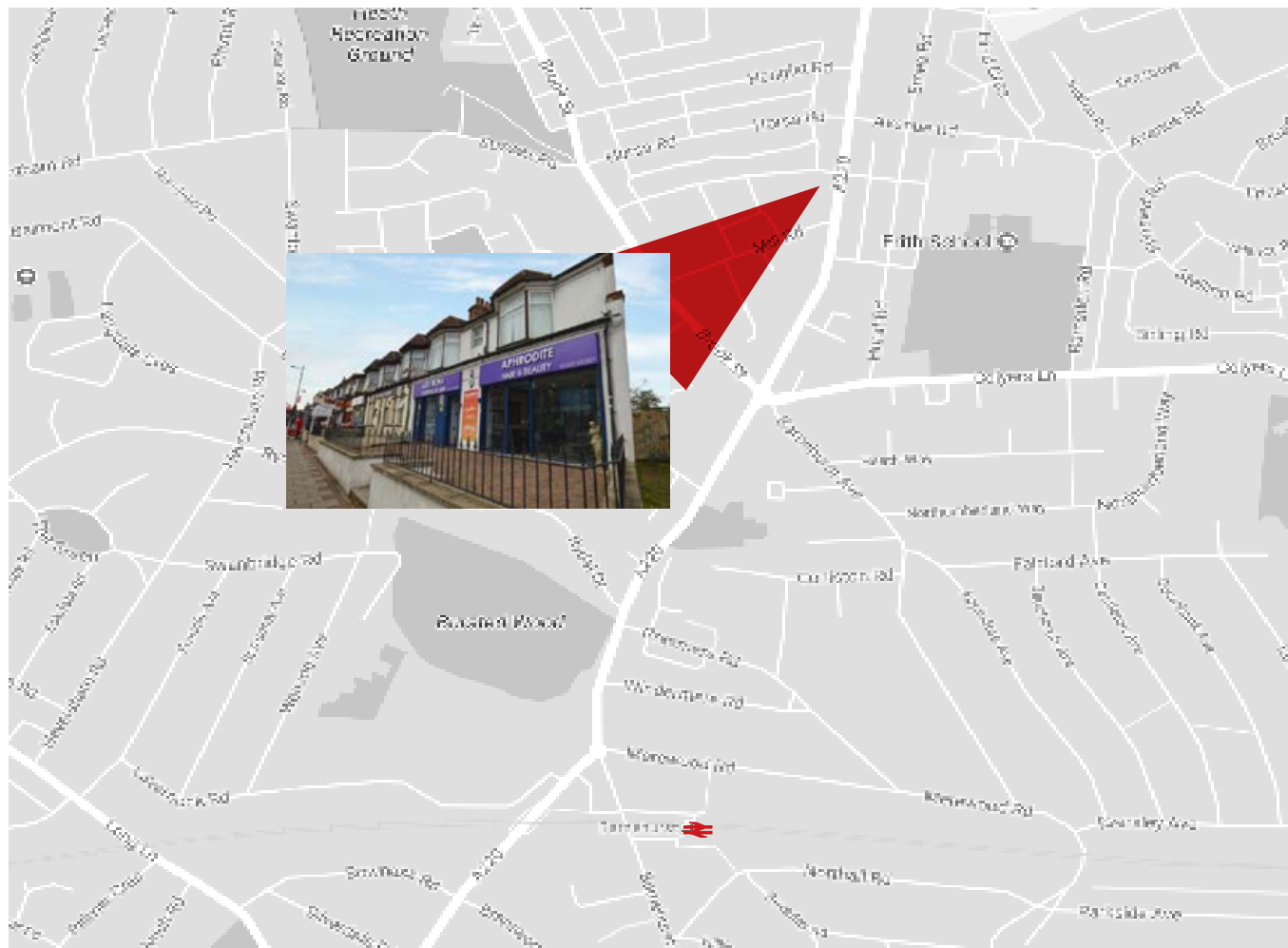
TERMS

A guide price of £550,000 for the entire freehold, including the long lease of the flat. The flat has 122 years remaining. We anticipate an ERV for the whole property to be in the region of £35,000 - £40,000pa.

182 Bexley Road, Erith, Kent DA8 3HF

Mixed-use freehold for sale

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LOCATION

Located in a prominent retail parade, Bexley Road is a busy arterial road which benefits from excellent passing trade from both pedestrian and vehicular traffic. The unit is also slightly elevated from the road and holds a dominant position on the parade. Excellent road links can be enjoyed to the A2, M25 and Central London. Train links to London Bridge are close by, with Barnhurst mainline train station just a 10 minute walk away.

BUSINESS RATES

According to the summary valuation effective from 1st April 2017, the rateable value for the property is £10,779. Interested parties however are advised to visit the [Valuation Office Agency](#) website to calculate occupier specific rates.

LEGAL COSTS

Each party to pay their own legal costs in this transaction.

VAT

We understand that VAT is not applicable in this matter.

VIEWINGS

All viewings are strictly by prior appointment with Acorn's Commercial & Development Division on 020 8315 5454.



For more information contact:
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Acorn as our vendor's agents have endeavoured to check the accuracy of these sales particulars, but however can offer no guarantee, we therefore must advise that any prospective purchaser employ their own experts to verify the statements contained herein. All measurements are approximate and should not be relied upon. No equipment, utilities, circuits or fittings have been tested.



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