

2 WATERSTONE HOUSE * 13 CENTRAL HILL * LONDON SE19 1BG
TEL 020 8766 0123 * FAX 020 8761 4472

GOOD SIZED **SHOP LEASE AVAILABLE**

WITH A VERY LARGE FRONTAGE TO BEXLEY ROAD AND AVAILABLE BY WAY OF LEASE ASSIGNMENT OR UNDERLETTING

283 – 285 BEXLEY ROAD **NORTHUMBERLAND HEATH ERITH KENT**

LOCATION

The property is situated with a large frontage to Bexley Road in Northumberland Heath. Northumberland Heath is a densely populated residential area between Bexleyheath and Erith with Bexley Road being the main thoroughfare and local shopping area. The property benefits from a good deal of passing vehicular traffic and there is a fair amount of pedestrian flow generated by surrounding retailers particularly as there is a low cost pay and display car park virtually opposite. The property is set behind a small forecourt which may be suitable for outside display.



DESCRIPTION

The property comprises a ground floor double shop fronted unit roughly rectangular in shape and broadly open plan save for structural piers. There is some ancillary space at the rear and the property was most recently occupied as an Alldays convenience store with some fixtures and fittings remaining. The property has a reasonably modern shop front and is considered suitable for a variety of trades.

ACCOMMODATION

Gross Frontage	14.99m (49'2)
Internal Width	14.44m (47'4)
Shop Depth	15.57m (51'10)
Sales Area	226.21m² (2435 sq ft) (approx)
Ancillary	39.01m² (420 sq ft) (approx)
Internal WC facilities	
<u>Externally</u>	
Forecourt	2.40m (7'9) deep

Figures relating to accommodation are approximate and rounded down for the purposes of guidance, they should not be relied upon and potential purchasers/occupiers are recommended to have a measured survey undertaken prior to making an offer.

TENURE

The property is offered by way of an assignment of an existing 25 year lease to expire in April 2013 with a rent review in April 2008. Alternatively the property may be available by way of a new sub-lease up April 2013.

LEASE TERMS

COPY LEASES ARE AVAILABLE ON REQUEST

USE/PLANNING

We understand the property currently falls within class A1 (General Retail) of the Current Town and Country (Use Classes) Order and last operated as a convenience store. Prospective tenants are advised to make their own enquiries of the local Planning Authority concerning existing and potential changes of use prior to offer.

BUSINESS RATES

We understand the rates payable for the 2006/2007 year will be £12,015.75 (twelve thousand and fifteen pounds and seventy-five pence). All interested parties should make their enquiries of the local authority to verify these figures.

RENT

The current rent passing is **£26,000 (twenty-six thousand pounds)** per annum exclusive.

LEGAL COSTS

Both parties to bear their own legal costs.

V.A.T.

All rental and capital figures quoted within these details are exclusive of V.A.T. unless otherwise stated.

VIEWING

By joint sole agents

Peter Friend
HOOPER NAYLOR FRIEND
020 8766 0123

Ben Randall
STILES HAROLD WILLIAMS
020 7389 1510

SUBJECT TO CONTRACT

Messrs HOOPER NAYLOR FRIEND for themselves and for the vendors or lessors of this property whose agents they are give notice that: 1) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. 2) no person in the employment of Messrs HOOPER NAYLOR FRIEND has any authority to make or give any representative warranty whatever in relation to this property.