

# BEXLEY

26 HIGH STREET

DA5 1AD

# LINAYS

COMMERCIAL

26A STATION SQUARE  
PETTS WOOD, ORPINGTON,  
KENT. BR5 1NA  
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**LEASE AVAILABLE – LOCK UP SHOP UNIT WITH REAR STORAGE & PARKING**

## 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 property is situated on the south side of Bexley High Street within an established retail parade.

Occupiers close by include a mixture of retail and restaurant tenants.



## Description

Comprises a mid-terrace retail unit set out over ground floor level and currently arranged to provide front sales area, ancillary storage, staff room, kitchenette and WC's. To the rear there is a loading/parking area.

The unit is currently fully fitted and trading as a convenience store.

## Accommodation

(with approximate dimensions and floor areas)

Internal Width:	18'	5.49m
Sales Depth:	65'	19.81m
<b>Total Sales Area:</b>	<b>970 sq.ft</b>	<b>90.11sq.m</b>
Ancillary Storage:	169 sq.ft	15.70sq.m
Staff Area:	306 sq.ft	28.43sq.m
Kitchen		
WC		

## Terms

The premises are held upon a effectively full repairing and insuring lease for a term of years expiring in October 2029 at a rental of **£24,000 per annum exclusive**, subject to review in 2019 and 2024. The Lease is contracted within the security provisions of Landlord and Tenant Act 1954. A copy of our client's lease is available on request. Our clients will either remove the existing fixtures and fittings (all untested) or will sell such at a premium of **£40,000** to include goodwill.

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

## Rating Assessment

We understand from the Valuation Office Agency (VOA) website that the rates payable on the premises are £5,675.25 (2018/19 assessment). Interested parties are **strongly** advised to check the actual rates liability with the local authority directly.

We are advised that the current tenant revised 100% Business Rates Relief.

Prospective tenants may be able to obtain full relief from the payment of Business Rates under the current small business rate relief Government incentive. Interested parties are strongly advised to check the actual rates liability with the local authority directly.

## Commercial Energy Performance Certificate

### VAT

We have been advised by our clients that VAT will **NOT** be payable upon the rental.

## Legal Costs

The ingoing assignee is to be responsible for the payment of the outgoing tenant and the freeholders legal and professional fees.

### Viewings

Available by prior appointment with Linays Commercial Limited.

## Notes

We are advised by our clients that the unit is available as the current tenant has decided to concentrate upon other business interests and now wishes to dispose of the lease/ business and will if required include the existing fixtures and fittings all of which are untested (a list of fixtures and fittings is to be available upon request) plus goodwill. Stock will be valued at the date of sale.



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