

# BEXLEYHEATH

187 BROADWAY

DA6 7ER

# LINAYS

COMMERCIAL

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

**01689 875 511**

**LEASE ASSIGNMENT – GROUND FLOOR RETAIL / CLASS E USE PREMISES**



## Location & Description

Bexleyheath is a busy and popular town within the London Borough of Bexley in North Kent approx. 12 miles south-east of central London. The subject property is situated in a prominent main road position within an established mixed-use parade benefiting from good levels of passing traffic and footfall. The general character of the area comprises predominantly commercial properties at ground floor level with residential upper parts. Bexleyheath mainline railway station is located to the north offering frequent commuter services to Central London and to Dartford. Access to the A2 trunk road is available at the Danson interchange providing main road links to Junction 2 of the M25 Motorway. Surrounding occupiers include Asda, KFC and a range of retail and restaurant establishments. The Broadway Shopping Centre is within close proximity anchored by Marks & Spencer, Sainsbury and H&M among many others.

The property comprises an end of terrace three storey building with the available accommodation set out over ground floor level. Internally, the current layout provides front retail/sales area with four partitioned rooms, kitchenette and WC. Externally, a rear yard area/bin stores can be accessed via the adjacent service road. Features include full height glazed shopfront, suspending ceilings and floor coverings.

Terms	Accommodation															
<p><b>Lease Assignment:</b></p> <p>The premises are held on an existing Full Repairing and Insuring lease dated 19<sup>th</sup> May 2016 for a term of 10 (Ten) years expiring <b>18<sup>th</sup> May 2026</b>.</p> <p>The passing rent is <b>£28,000 (Twenty-Eight Thousand Pounds)</b> per annum exclusive.</p> <p>The lease is granted <b>within</b> the security provisions of the Landlord and Tenant Act 1954.</p>	<p>Approx Net Internal Areas:</p> <table border="1" data-bbox="688 359 1507 604"> <thead> <tr> <th>Ground Floor</th> <th>Sq.Ft</th> <th>Sq.m</th> </tr> </thead> <tbody> <tr> <td>Sales Area</td> <td>665</td> <td>61.8</td> </tr> <tr> <td>Ancillary &amp; Kitchenette</td> <td>117</td> <td>10.9</td> </tr> <tr> <td>WC</td> <td>-</td> <td>-</td> </tr> <tr> <td><b>Total Floor Area:</b></td> <td><b>782</b></td> <td><b>72.6</b></td> </tr> </tbody> </table>	Ground Floor	Sq.Ft	Sq.m	Sales Area	665	61.8	Ancillary & Kitchenette	117	10.9	WC	-	-	<b>Total Floor Area:</b>	<b>782</b>	<b>72.6</b>
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<h3>Rating Assessment</h3>	<h3>Commercial Energy Performance Certificate</h3> <div data-bbox="764 772 1425 1094"> <p>187 Broadway Bexley Heath DA6 7ER</p> <p>Energy rating</p> <p><b>C</b></p> <p>Valid until <b>26 January 2033</b></p> <p>Certificate number <b>9197-1692-5023-0187-5725</b></p> </div>															
<p>We understand from the Valuation Office Agency (VOA) website that the rates payable on the premises are £10,603.75 (2024/25 assessment).</p> <p>Interested parties should contact the Business Rates department of The London Borough of Bexley for more information.</p>	<h3>Planning</h3> <p>We understand the property falls under Class E of the Town &amp; Country Planning Use Classes Order as of 1st September 2020 which allows for the premises to be occupied for the purposes of a shop, financial/professional services, café or restaurant (not take-away), light assembly work, clinic, health centre, creche, day nursery, gymnasium/indoor recreation. Consent may be required for any external alterations (e.g. ventilation &amp; extraction). <b>All of the above uses are subject to Landlord's approval/consent.</b></p>															
<h3>Service Charge</h3>	<h3>Viewings</h3>															
<p>A service charge is levied by managing agent in relation to the maintenance and management of the building. The current sum is approx. £800 exclusive.</p>	<p>Available by prior appointment with Linays Commercial.</p> <p>Contact: Mandeep Cheema      Email: mc@linays.co.uk</p>															
<h3>VAT</h3>	<p>The property is VAT elected.</p>															
<p><small>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</small></p>																