

# BEXLEYHEATH

15 & 15A CHURCH ROAD

DA7 4DD

# LINAYS

COMMERCIAL

26A STATION SQUARE  
PETTS WOOD, ORPINGTON,  
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**FREEHOLD SALE – COMMERCIAL & RESIDENTIAL BUILDING - VACANT**

## Location

Bexleyheath is a busy and popular residential suburb located in North Kent within The London Borough of Bexley. The area has good road connections with the A2 in close proximity providing direct access to Junction 2 of the M25 Motorway. Bexleyheath mainline railway station is located within 0.3 miles offering commuter services to Central London and Dartford. The subject property is situated in a prominent position on Church Road close to the junction with Broadway.

## Description

The property comprises a mid-terrace two storey building of typical brick construction set beneath a pitched roof benefitting from front forecourt, rear garden and parking (2 spaces). Internally, the ground floor commercial premises are currently arranged to provide open plan retail/sales area and WC. The upper parts are accessed via a dedicated entrance from the front forecourt and provide a one bedroom self-contained residential dwelling. Features include gas central heating and PVC windows and shopfront. The entire property is fitted out to a good standard throughout.



## Accommodation

(with approximate dimensions and net internal floor areas)

### Ground Floor Commercial

Internal Width:	11'9"	3.6m
Sales Depth:	35'7"	10.9m
<b>Sales Area:</b>	<b>425sq.ft</b>	<b>39.6sq.m</b>

WC

### First Floor Residential

Living Room:	207sq.ft	19.26sq.m
Bedroom:	122sq.ft	11.35sq.m
Kitchen:	49sq.ft	4.6sq.m
Bathroom:	33sq.ft	3.11sq.m
<b>Total Floor Area:</b>	<b>520sq.ft</b>	<b>48.3sq.m</b>

Rear Garden

Parking 2 Spaces

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

Ref: MC/5649

## Tenure/Price

Freehold – Vacant Possession. We are instructed to seek offers in the region of **£340,000 (Three Hundred and Forty Thousand Pounds) exclusive**.

We believe this is an ideal opportunity for an owner/occupier, investor or developer who may seek to convert the ground floor into residential (STPP). We understand the property is not listed, nor located within a Conservation Area.

## Rating Assessment

We understand from the Valuation Office Agency (VOA) website that the rates payable on the premises are £3443.10 (2024/25) per annum. Interested parties are strongly advised to check the actual rates liability with the London Borough of Bexley directly.

With regards to Council Tax 15a Church Road falls within Band B.

## VAT

We have been advised by our clients that the property is **not** elected for VAT.

## Energy Performance Certificates

15 Church Road BEXLEYHEATH DA7 4DD	Energy rating <b>D</b>
Valid until <b>13 February 2027</b>	Certificate number <b>0160-0233-6569-7702-1002</b>

15a Church Road BEXLEYHEATH DA7 4DD	Energy rating <b>C</b>
Valid until <b>19 January 2027</b>	Certificate number <b>8193-7429-4600-8942-6992</b>

## External Photo



## Viewings

Available by prior appointment via Linays Commercial

Contact: Mandeep Cheema      Email: mc@linays.co.uk

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