

# Broadway

Bexleyheath, Kent, DA6

£90000 pa



## Details in brief

Available Date:	27/02/2025
Deposit:	£45000
Bedrooms:	
Bathrooms:	
Length of Tenancy:	N/A
Furnishing:	
Type of building:	Retail Property (high street)

## Upad.co.uk

Telephone:	02037506355
Email:	info@upad.co.uk

## Full features

- Parking
- High Street Location
- Two Storey

## Full description

### Location:

The subject property is located fronting on to the Broadway near to the junction with Albion Road.

The unit benefits from substantial passing trade with the Broadway being a main thoroughfare carrying traffic travelling to and from Bexleyheath town centre.

The town has a busy shopping centre with a good mix of both local and national retailers.

The area enjoys good road links with easy access to the A2 trunk road linking to London, the M25 and Dartford Crossing plus the M2.

PLEASE NOTE: In accordance with the Property Misdescriptions Act (1991) we have prepared this information as a general guide to the property. It is not intended to form part of any offer or contract. We have not carried out a structural survey and any fittings, appliances and services mentioned have not been tested. All photographs and floorplans are given as a guide only and should not be relied upon for the purchase of any furnishings.

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Bexleyheath has its own mainline train station which is around half a mile and offers a journey time into London Victoria, Charing Cross and Cannon Street of between 35 & 45 minutes.

## Description:

The subject property benefits from the opportunity of an open plan layout due to the vast majority of the internal walls being stud partitions.

The property also has an 1,830 Sq Ft flat roof area which can be converted to a large roof terrace to suit a tenant's requirements.

The unit also benefits from a rear car parking area suitable for up to 4-6 vehicles. There is a large commercial loading and unloading bay outside the subject property for the purpose of deliveries and collections.

Furthermore, the site opposite (EDF) is currently vacant and it is in the local authority plan to develop the site "EDF and Albion Road corner" for a large mixed use scheme with over 250 residential units.

Please refer to Page 38 of the Bexleyheath Development and Improvement Framework.

<https://www.bexley.gov.uk/sites/default/files/2020-05/Bexleyheath-Development-andImprovement-Framework.pdf>

## Accommodation:

6,000 Sq ft over two floors & full width basement.

## Tenure:

Flexible Lease terms can be arranged (3, 5, 10 or 15 years).

## Legal Costs:

Each party to cover own legal costs.

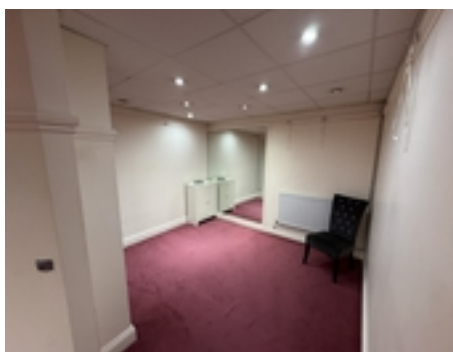
## Price:

£90,000 per Annum FRI Terms.

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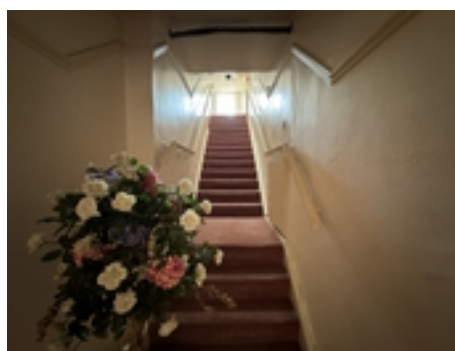
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