

## E CLASS PREMISES IN BEXLEY TO LET



Ground floor lock up premises to let.

Total floor area of C. 42.797sq m / 460sq ft.

Property forms part of a small neighbourhood parade.

Fronting onto road carrying traffic between A2 & Bexley High Street

Ideal for a variety of businesses or for office space.

Available on new lease terms for a minimum period of 5 years.

**5a Dartford Road**

**Bexley**

**DA5 2BH**

**Tenure: TO LET**

**Asking Price: £13,500pa**

Hummerstone & Hawkins  
Tel: 0208 303 1061

**LOCATION:**

The subject premises fronts on to the busy Dartford Road with a predominately residential area behind and with Bexley High Street a little over half a mile away. Dartford Road is a busy thoroughfare connecting Bexley High Street and the A2.

The subject premises forms part of a neighbourhood shopping parade with nearby businesses including a convenience store, a vape store, Chinese takeaway and a DIY shop.

For customers there is kerbside parking close by.

**DESCRIPTION:**

A ground floor lock up shop within a two storey mid terraced building which has been trading as a ladies hairdressers.

We feel that the premises would be suitable for all types of hairdressers but could be used for a variety of other retail or office uses.

**INTERNAL DETAILS:**

A glazed frontage incorporating a central entrance door leads into the main retail area. Behind is a kitchen. The property includes an outside toilet accessed via a rear lobby which is shared with the first floor.

**APPROXIMATE MEASUREMENTS:**

Main retail area: 34.859sq m / 375sq ft.

Kitchen: 7.938sq m / 85sq ft.

Toilet:

**PARKING:**

There is a rear parking area which will not be included in the lease demise but we understand that the vendor may be open to renting spaces via separate negotiation.

**TERMS:**

The premises are available by way of a new FR&I lease upon terms to be agreed, A minimum rental deposit of 3 months will be required.

**EPC:**

The premises has an EPC commissioned.

**RATES:**

We would advise all interested parties to make their own relevant enquiries with council to confirm the actual rates payable or if the premises qualifies for small business rates relief.

**PLANNING:**

We understand that the premises falls within the E User Class and therefore it is considered that it can be used for a variety of businesses that fall under this class including retail, office, `medical etc. We would recommend and it is the responsibility of any interested party to satisfy themselves that the intended use of the property complies with the relevant planning permissions and building regulations.

**LEGAL FEES:**

Each party are to be responsible for their own legal costs

**VIEWING ARRANGEMENTS:**

**No direct approach may be made to the property. For an appointment to view, please contact the agent. [Hummerstone & Hawkins T: 0208 303 1061](tel:02083031061)**

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