



## 271 Broadway, Bexleyheath, DA6 8DG

A ground floor Class E shell & core unit with an excellent frontage forming part of a new development.

020 8681 2000 | [info@hnfproperty.com](mailto:info@hnfproperty.com)



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# 271 Broadway, Bexleyheath, DA6 8DG

## £25,000 Per Annum Exclusive

**LOCATION:** - The property is situated fronting Bexleyheath Broadway at its junction with Lion Road on the edge of the main trading area of Bexleyheath. Broadway forms part of the A207, which is a busy thoroughfare and bus route. There are short term parking bays on Lion Road encouraging quick stop trade. Bexleyheath train station is 0.6 miles away. The surrounding area is a densely populated residential catchment which the property is able to service.

**DESCRIPTION:** - The property comprises a newly built shell unit available for tenant's fit out. The property is considered suitable for a wide variety of businesses such as retail, service, or specialist sectors. The property has a very good overall frontage.

**ACCOMMODATION:** -  
Broadway Frontage 7.606m (24ft) approx.  
Lion Road Frontage 11.035m (36ft) approx.  
Maximum Width 10.00m (32ft) approx.  
Shop depth 11.035m (36ft) approx.  
Total ground floor 86.713m<sup>2</sup> (933ft<sup>2</sup>) approx.

**TENURE:** - The property is to be offered by way of a new lease, the length of which is to be negotiated.

**USE/PLANNING:** - We understand the property currently falls within Class E of the latest Town & Country Planning Use Classes Order and is considered suitable for a variety of operations. These may include retail, office, medical and quasi-medical as well as some leisure uses.

**RENT/PRICE:** - An initial rent of £25,000 (twenty-five thousand pounds) per annum exclusive is sought.

**EPC RATING:** - A new EPC will be commissioned and made available once received.

**VAT:** - We understand that the property is not elected to VAT.

**BUSINESS RATES:** - The property has yet to be assessed for business rates. A new ratable value was set by the Valuation Office Agency.  
[www.tax.service.gov.uk/business-rates-find/search](http://www.tax.service.gov.uk/business-rates-find/search)

**LEGAL COSTS:** - Each party to bear its own legal costs.

**VIEWINGS:** - Viewings by prior arrangement – please telephone 0208 681 2000.

020 8769 0161

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Viewings by prior arrangement - call our team for more information.

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4<sup>th</sup> March 2024



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