

JOHN PAYNE COMMERCIAL

SALES | LETTINGS | LAND | INVESTMENTS

SHOP & UPPER PART

FOR SALE FREEHOLD

MIXED USE COMMERCIAL INVESTMENT

2 FLATS ON AST'S + SHOP ON LEASE

CURRENTLY PRODUCING £40,920 PA*

GROUND FLOOR APPROX 1200 SQ FT

PARKING FOR 8 CARS AT REAR



361 BEXLEY ROAD NORTHUMBERLAND

HEATH DA8 3EZ

GUIDE £725,000 FREEHOLD

Commercial Property Agents & Surveyors

7 Hare & Billet Road, Blackheath, London SE3 0RB Tel: 020 8852 6125 Email: Commercial@johnpaynecommercial.com

www.johnpaynecommercial.com

These particulars are believed to be correct, but their accuracy is not guaranteed and they do not constitute an offer or form part of any contract. John Payne Commercial and its employees have no authority to make any representation or give any warranty in relation to this property.

Location:	Situated on the East side of Bexley Road close to the intersection with Colyers Lane from where there is access into the rear car park. Other shops in the parade include Electrics Shop, sandwich bar, funeral directors, newsagents and a beauty parlour. This is a busy main road position on the outskirts of Barnehurst and Bexleyheath.
Description:	<p>A three storey end terraced building comprising shop to the ground floor which has the benefit of 4 car parking spaces plus two self-contained flats above (361a , 3 bedrooms & 361b, 2 bedrooms), both of which are let on AST's. and have the benefit of 2 car parking spaces each at the rear. The shop has been extremely well fitted out as a skin and lazer clinic and has an overall frontage of approximately 7.1m and a total depth of 15.7m. The lease provides for agreed stepped rent increases* whereby from September 2024, the rent will be £16,500 and from September 2025, it will be £18,000pa. for the remainder of the term.</p> <ul style="list-style-type: none"> • SHOP LET ON 10 YEAR LEASE FROM 29th SEPTEMBER 2020 • SHOP LEASE IS OUTSIDE THE L&T ACT 1954 • CURRENT RENT £15,000 PA WITH STEPPED INCREASES* • FLAT A PRODUCES £1200 PCM – TENANT HOLDING OVER • FLAT B PRODUCES £960 PCM • TOTAL RENTAL INCOME THEREFORE £40,920PA GROSS* • RENT INCREASES TO £41,700 PA FROM SEPTEMBER 24 • REPLACEMENT UPVC DOUBLE GLAZED WINDOWS • 8 CAR PARKING SPACES.
Business Rates:	Interested parties are advised to make their own enquiries to the local Authority, being the London Borough of Bexley.
Terms:	To be sold subject to the existing tenancies
VAT:	N/A
Legal Fees:	Each party to bear their own legal costs.
Viewing:	Strictly via appointment through sole agents JOHN PAYNE COMMERCIAL 020 8852 6125

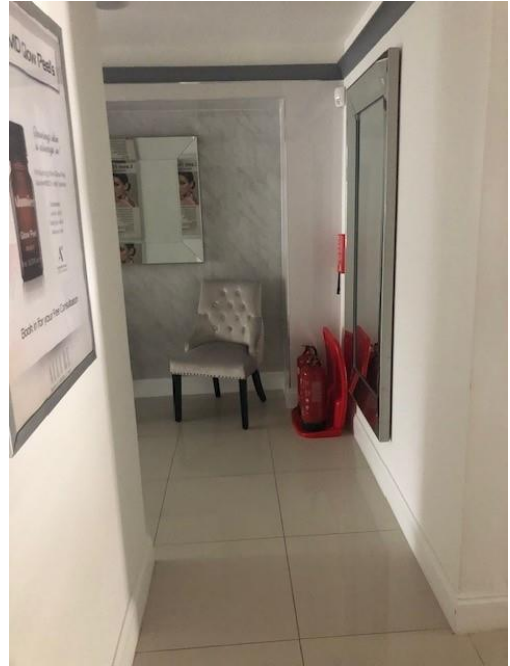
JP/LE/361BR/C00805

Misdescriptions Act 1991

Whilst every effort has been made to ensure the accuracy of these particulars they are in no way guaranteed and do not and will not constitute any part of a contract or any other form of agreement. No liability shall attach to John Payne Commercial or its representatives in relation to anything stated or omitted from these particulars. All prospective lessees purchasers are invited to and expected to inspect the property to check the accuracy of these particulars and to seek appropriate advice from their surveyor and/or solicitor

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Photos of Commercial space

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Photos of Flat A



Commercial Property Agents & Surveyors

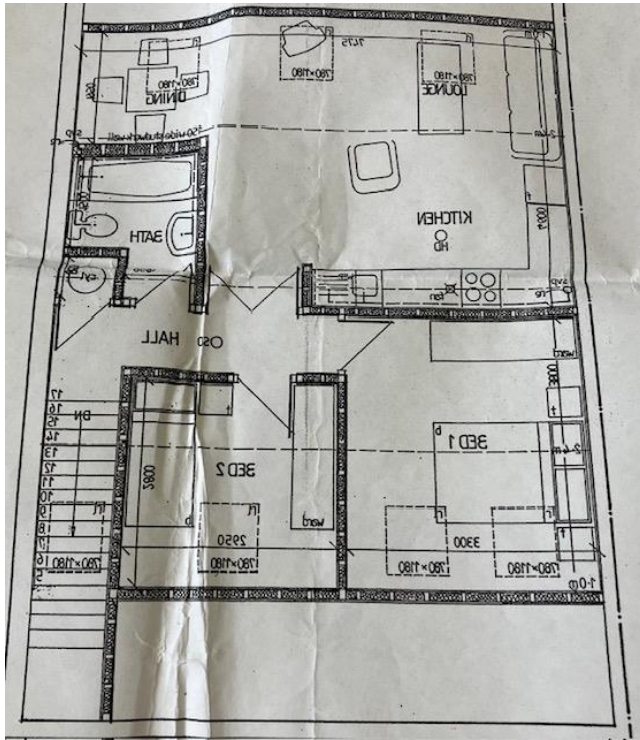
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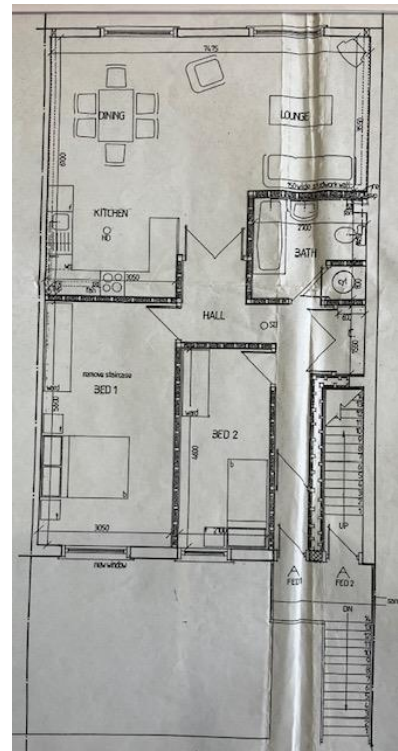
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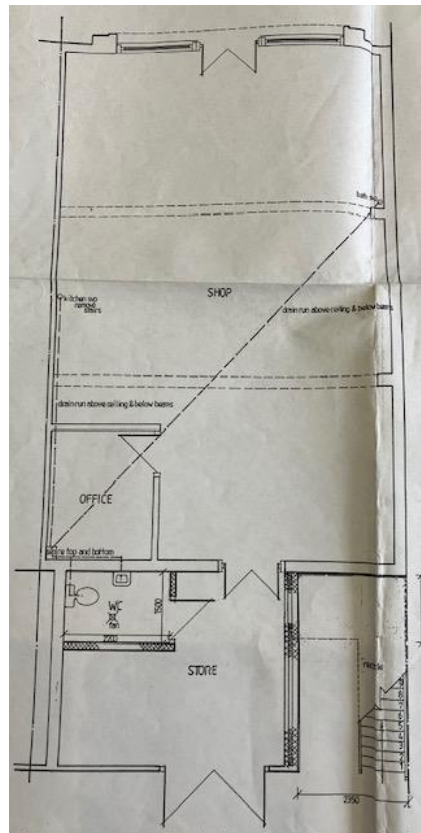
Photos of flat B



Flat A



Flat B



Commercial Space

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