



Location

The Property is located in the town of Bexleyheath in Kent (London Borough of Bexley) approximately 15 Miles south east of central London

The property is situated on the north side of Bexleyheath, on The Broadway surrounding occupiers comprise of a mix of independent retailers and licenced /leisure users with residential uppers.

Description

The property comprises of a mixed use investment with a ground floor retail unit let to City Plumbing Supplies and 3 residential apartments all let on assured shorthold tenancies the current annual passing rent is £93,700.

The ground floor retail unit is currently let to City Plumbing supplies and provides a retail area of circa 1,800Sqft Ft over 2 floors and a large retail warehouse to the rear of circa 2,200 SqFt the property also benefits from a car parking area off, Abbey Road, providing parking for 3 vehicles, as well as further staff parking to the rear of the building for a further 3 vehicles.

The upper floors provide 3, 1 bedroomed apartments all of which offer good sized accommodation ranging from between 445SqFt to 518 SqFt these apartments were redeveloped in 2020 and offer high quality modern accommodation throughout.

Floor Areas

Floor	Use	Sq M	Sq Ft
Basement	Retail	66.23	713
Ground	Retail	98.35	1058
Ground	Warehouse	211.86	2281
First Floor	Flat 1 (1 Bed Flat)	45.68	492
Second Floor	Flat 2 (One Bed Flat)	48.14	518
First/Second	Flat 3 (Split level one bed Flat)	41.32	445

Titles

The premises is owned under title Number SGL33199

Planning

The upper Floors were recently converted to residential apartment under a combination of permitted development rights and Full planning, Details of which are under consent numbers

19/00807/PRIOR

19/01956/FUL

Terms

The premises is available by way of Freehold disposal at an asking price of £1,400,000

VAT Will be applicable on the commercial element of building sale.

Contact

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