

PROMINENT RETAIL UNIT - TO LET



71 Nuxley Road, Belvedere, Kent, DA17 5JN

58.5 sq m (630 sq ft)

- ▶ Heavy passing traffic
- ▶ Excellent location
- ▶ Open plan
- ▶ Suitable for a variety of uses (Subject to planning)



Location

The property occupies a prominent position located on the southern side of Nuxley Road, in the heart of the Upper Belvedere shopping area. This commercial section of Nuxley Road is set within a busy neighbourhood shopping area towards the end of the parade adjacent to Sainsbury's Local and The Co-op. Other nearby traders include Your Move estate agents, Barclays Bank, Lloyds TSB, Paddy Power Bookmakers and a wide range of local traders.

Nuxley Village also has excellent transport links to Bexleyheath and is convenient for A2/Central London. For customers there is free parking all along Nuxley Road plus a 'pay & display' car park within walking distance.

Description

The property comprises a ground floor retail unit situated in a prominent position on Nuxley Road. The accommodation is largely open-plan, providing a versatile trading area suitable for a range of retail or service-based occupiers.

To the rear of the unit there is a self-contained WC and a useful storage area. The premises benefit from a traditional shopfront onto Nuxley Road, offering good visibility and passing footfall.

Tenure

The property is available to let on full repairing and insuring terms at an initial rent of £12,000 per annum exclusive of all other outgoings.

Rates

According to the Valuation Office Agency website the property's description is "Shop and Premises" and the Rateable Value is £10,250. For information regarding business rates please visit Gov.uk.

Planning

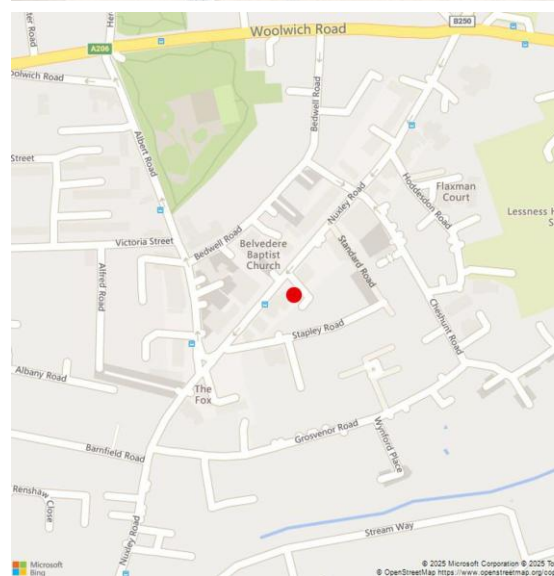
The prospective tenant should make their own enquiries with the local authority to establish whether or not their proposed use is acceptable.

Legal Costs

Each party is to be responsible for their own legal costs.

EPC

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Viewing

By appointment, please contact:

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