



Tenure

Freehold.

Location

Bexleyheath is a popular residential suburb located in North Kent, some 12 miles south-east of Central London. The area has very good road communications with the A2 (Rochester Way) just to the south providing direct access to Junction 16 of the M25 motorway. In addition, Bexleyheath Station provides regular services to central London.

The property is situated in a prominent position on the pedestrianised Broadway, the principal shopping street in the town centre, close to an entrance to The Mall Shopping Centre.

Occupiers close by include H & M (opposite), New Look, W H Smith, Starbucks, Greggs, Jessops and Santander among many others.

Description

The property is arranged on ground and two upper floors to provide a ground floor estate agents office with self-contained offices above, which are accessed from both the front and rear. There is parking to the rear for approximately 4 vehicles.

The property provides the following accommodation and dimensions:

Gross Frontage	9.45 m	(31' 0")
Net Frontage	7.45 m	(24' 5")
Shop Depth	15.80 m	(51' 10")
Built Depth	34.00 m	(111' 6")
First Floor	258.2 sq m	(2,779 sq ft)
Second Floor	267.3 sq m	(2,877 sq ft)
Total	525.5 sq m	(5,656 sq ft)

Tenancy

The entire property is to be let to REEDS RAINS LTD for a term of 10 years from completion of the sale at an initial rent of £75,500 per annum, exclusive of rates. The lease provides for a rent review at the end of the 5th year together with a lessee's option to determine (1). The lease also contains full repairing and insuring covenants.

Tenant Information

Reeds Rains Ltd was established in 1868 and operate from over 190 branches throughout England, North Wales and Northern Ireland. Reeds Rains Ltd are a subsidiary of LSL Property Services plc, which also includes the Your Move and Marsh & Parsons chains of Estate Agents. (www.reedsrains.co.uk)

VAT

VAT is not applicable to this lot.

Documents

The legal pack will be available from the website www.allsop.co.uk

Viewings

Viewings are by appointment only, please e-mail your request with full contact details to viewings@allsop.co.uk
In the subject box of your e-mail, please ensure that you enter **Lot 17 Bexleyheath**.

Bexleyheath

102, 102A & 102B Broadway

Kent

DA6 7DE

- **Freehold Town Centre Shop and Office Investment**
- To be let to Reeds Rains Ltd on a new 10 year lease from completion (1)
- Prominent position on the town's principal shopping street
- Rent Review 2017
- No VAT applicable
- Current Rent Reserved
£75,500 pa

