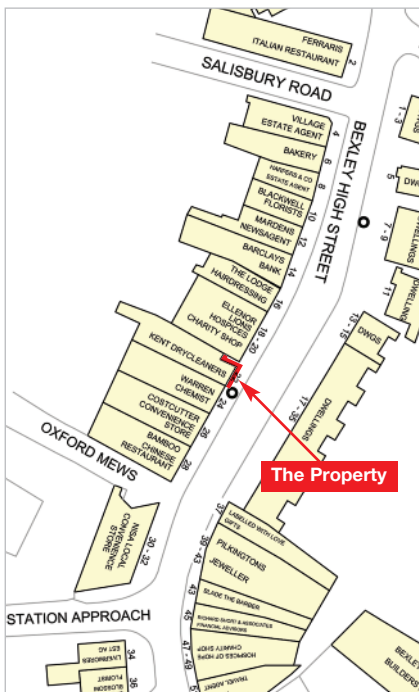


# **Bexley** **22/22A Bexley High Street** **Kent** **DA5 1AD**

- Freehold Shop Investment and Vacant Offices
  - High Street location
  - Shop lease expires 2029
  - Potential for residential conversion of upper floors subject to consents
  - VAT not applicable
  - Shop Rent Review 2017
  - Current Rent Reserved
- £11,400 pa**  
plus vacant upper parts



## **Tenure**

Freehold.

## **Location**

Bexley is a popular residential suburb located in north Kent some 12 miles south-east of central London. Road communications are good with the A2 close by and providing access to the M25 Motorway and central London.

The property is situated on the south side of Bexley High Street on a retail parade.

Occupiers close by include Barclays Bank, Nisa Local, Costcutter and a number of local occupiers.

## **Description**

The property is arranged on ground and two upper floors to provide a retail unit on the ground floor with former self-contained office accommodation above which has been stripped out to shell condition. Access to the offices is via Bexley High Street.

## **Planning**

The upper floors would lend itself to change of use to residential, subject to obtaining all the necessary consents. All enquiries should be made with the local authority.

## **VAT**

VAT is not applicable to this lot.

## **Documents**

The legal pack will be available from the website [www.allso.co.uk](http://www.allso.co.uk)

## **Energy Performance Certificate**

EPC Rating 87 Band C (Copy available on website).

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
22	Kent Dry Cleaners Ltd	Gross Frontage 5.15 m (16' 10") Net Frontage 4.55 m (14' 11") Shop Depth 10.80 m (35' 5") Built Depth 15.90 m (52' 2")	21 years from 18.02.2008 Rent review every 3rd year FR & I	£11,400 p.a.	Rent Review 2017 Reversion 2029
22A	Vacant	First Floor (1) 39 sq m (419 sq ft) Second Floor (1) 40 sq m (430 sq ft)	-	-	-

(1) The floor areas stated are net internal. The offices have been stripped out to shell condition.

**Total £11,400 p.a.**

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

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