

TEL: 01883 723888

31 Station Road West,
Oxted, Surrey, RH8 9EE

Southbridge House, Southbridge Place,
Croydon, Surrey, CR0 4HA
Email info@gpcommercial.co.uk

**GILDERSLEVE
& PAYNE**

Commercial Property Consultants

www.gpcommercial.co.uk

SHOP & FLAT TO LET



139 Long Lane, Bexleyheath, Kent, DA7 5AE

CHARTERED SURVEYORS

Important: These particulars are intended to give a general idea of the property but their accuracy is not guaranteed and they do not constitute an offer or a contract of sale. Applicants are requested to advise the agents immediately they are suited,

139 Long Lane, Bexleyheath, Kent, DA7 5AE

Location:

The property is located on the southern side of Long Lane forming part of a busy secondary parade approximately half a mile from Bexleyheath District Town Centre. Nearby occupiers include a One Shop Convenience Store, a Co Op Store and Ladbrokes.

Accommodation:

The property comprising a ground floor retail unit with self contained flat above and forms part of a terrace arranged over three floors.

The ground floor retail unit has the benefit of ancillary storage and rear access via a service road with the following approximate dimensions.

Retail/Sales	44.84 sq m	(482 sq ft)
Ancillary/Storage	49.21 sq m	(530 sq ft)
Total	94.05 sq m	(1,012 sq ft)

The flat has access from Long Lane and also from the rear and comprises the following accommodation:

First Floor: 3 rooms :: Kitchen
 Second Floor: Bathroom :: WC :: 1 Room

Terms:

The entire property is available to let on a new full repairing and insuring lease for a term to be agreed at a rent of £18,000 per annum exclusive, plus VAT (if applicable) subject to contract.

Business Rates:

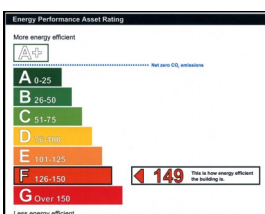
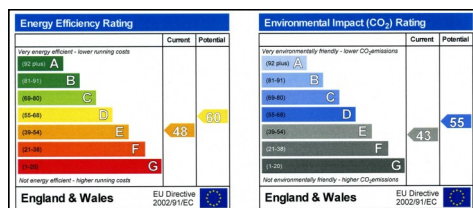
According to the Government website the property has a Rateable Value of £8,600. The UBR for 2011/12 is 42.6p in the £.

Legal costs:

Each party to pay their own legal costs incurred in this transaction.

Energy Performance Certificate:

Available



Property Misdescriptions Act 1991

Please note the agents have not carried out a survey, have not made planning enquiries, nor tested any of the equipment, apparatus, fixtures, fittings, services or land and are not therefore able to verify their condition, or suitability for their purpose.

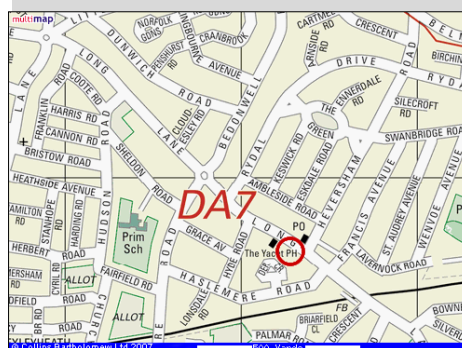
Code of Practice

Applicants should be aware that the code of practice on commercial leases in England and Wales strongly recommends you seek professional advice from a qualified Surveyor, Solicitor or Licenced Conveyancer before agreeing or signing a Business Tenancy Agreement. The Code is available through professional institutions and trade associations or through the website

Viewing

Strictly by appointment
 with Agents Gildersleve & Payne

Nick Payne MRICS
 Or Jane Pearce BA Hons
 Tel: 01883 723888
 Email info@gpcommercial.co.uk



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 Registered Office Address: Moorgate House, 7b Station Road West, Oxted, Surrey, RH8 9EE