

**TEL: 01883 723888**

31 Station Road West,  
Oxted, Surrey, RH8 9EE  
Email [info@gpcommercial.co.uk](mailto:info@gpcommercial.co.uk)  
[www.gpcommercial.co.uk](http://www.gpcommercial.co.uk)

**GILDERSLEVE  
& PAYNE**

Commercial Property Consultants

## SHOP TO LET



**159 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.*

# 159 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 Stop Convenience Store, a Co Op Store and Ladbrokes.

## Accommodation:

The property comprises a lock up shop unit benefiting from rear wc accommodation and rear pedestrian access. The unit also has the benefit of designated rear parking and installed roller shutters to the front.

The property has the following approximate dimensions.

**Retail Area: 40.78 sq m (439 sq ft)**  
**Storage: 2.04 sq m (22 sq ft)**

**Total: 42.82 sq m (461 sq ft)**

## Terms:

The property is available to let on a new full repairing and insuring lease for a term to be agreed at a rent of £11,000 per annum exclusive, subject to contract.

## Business Rates:

According to the Government website the property has a Rateable Value of £8,300. 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



## Viewing:

By appointment with Sole Agents  
Gildersleve & Payne  
Contact Nick Payne MRICS  
Tel: 01883 723888  
Email [info@gpcommercial.co.uk](mailto:info@gpcommercial.co.uk)

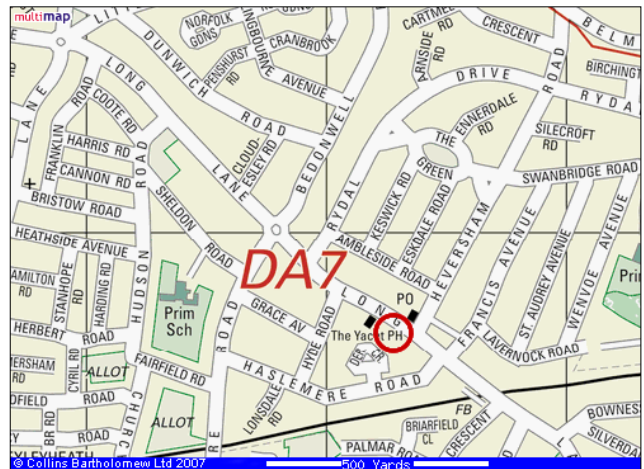
## Property Misdescriptions Act 1991

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

[www.leasingbusinesspremises.co.uk](http://www.leasingbusinesspremises.co.uk)



© Collins Bartholomew Limited (2005); Reproduced by Permission of HarperCollins Publishers Limited