



# SURVEYLINE

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## B1, B8, Sui Generis and Residential site suitable for redevelopment (STPP) For Sale



Every care has been taken in the preparation of these Particulars but accuracy is not guaranteed. They do not form any part of any Contract and are issued on the express understanding that all negotiations are conducted through Surveyline Chartered Surveyors. The seller does not give nor do we make any representation or warranty in relation to this property. Please check any point which is particularly important to you and we will check with our client. Should you wish to view the property please contact us prior to travelling to the property so we can check that the property is still available. This is important if you are contemplating travelling some distance to view the property. All information should be verified by your Solicitor/Conveyancer or Surveyor prior to entering into a Contract.

## Location

Littleworth Nurseries, Littleworth Business Centre, Stable Lane, Bexley, Kent, DA5 2AW.

The site is located on Stable Lane, which is in the south eastern part of central Bexley Village. The road comprises a number of mixed use sites which include residential, B1, B8 and Sui generis developments.

Stable Lane abuts Dartford Road, which has access to the A2 and the M25 is also within easy reach.

Bexley train station is .6 miles away (12 minute walk) from the subject site. Bexley high street comprises a large number of public houses, bars, restaurants and shops.



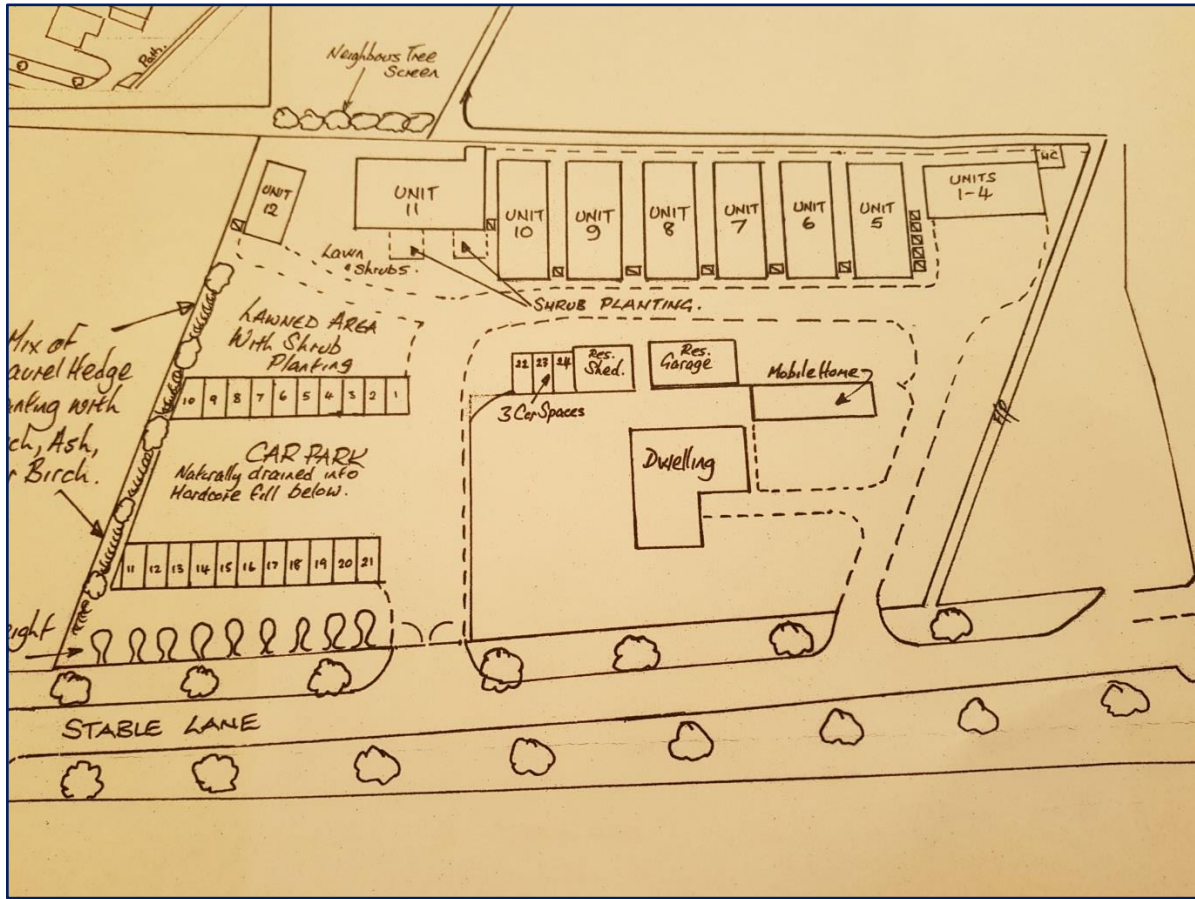
Source: Google Earth

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## Description

The subject site is located in the London Borough of Bexley Greenbelt area. However, the site has a large three bedroom detached bungalow with a garage, a shed, a large two bedroom mobile home and twelve commercial units.

The commercial units are a mixture of B1, B8 and Sui genres use with ample parking spaces.



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## Accommodation & Passing Rents

### Site (Approximately):

The whole site:	Approximately 1.365 Acres
Residential Area:	Approximately .437 Acres
B1, B8 and Sui Genres Area:	Approximately .928 Acres

### Accommodation and rents (Approximately):

<u>Unit:</u>	<u>Passing rent Per Annum:</u>
Unit 1 & 2 - 652 Sq Ft	£ 7,231
Unit 3 & 4 - 652 Sq Ft (2 lettings)	£ 6,960
Unit 5 - 1,033 Sq Ft	£ 7,321
Unit 6 - 1,033 Sq Ft	£ 7,321
Unit 7 - 1,033 Sq Ft	£ 7,321
Unit 8 - 1,033 Sq Ft	£ 7,321
Unit 9 - 1,033 Sq Ft	£ 7,321
Unit 10 - 1,033 Sq Ft	£ 7,321
Unit 11 - 1,800 Sq Ft	£12,321
<b>Total Rent (Commercial) Per Annum:</b>	<b>£70,528</b>

### Potential rent receivable for detached bungalow & mobile home:

3 bedroom detached bungalow @ £1,750 PCM = £21,000 Per Annum

2 bedroom mobile home @ £ 750 PCM = £ 9,000 Per Annum

**Total Potential Rent (Residential) Per Annum** **£30,000**

(Please note the above residential rents are estimates and this information should not be relied upon without a full rental appraisal)

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## Council Tax and Business Rates Charging Authority

London Borough of Bexley.

### Sale Price

Offers in excess of £2,500,000 are invited for the freehold interest and are to be submitted to Surveyline Chartered Surveyors.

### Viewings

Viewings are to be made strictly by appointment with James Bland MRICS. Please telephone Surveyline Chartered Surveyors on 020 8304 3440 or email your enquiry via [enquiries@surveyline.com](mailto:enquiries@surveyline.com).

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