

HUMMERSTONE & HAWKINS

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NORTHUMBERLAND HEATH SHOP TO LET



E Class premises available on negotiable lease terms.

Floor area of approximately 28 sq. m / 300sq ft.

Corner position at the junction with Belmont Road & Mill Road.

Premises is secured by a motor shutter / Includes a WC.

Premises may suit for an office / nail bar or barber.

Available for Immediate occupation.

87 Brook Street

Northumberland Heath

Erith, DA8 1JJ

TENURE: TO LET

RENT: £7,500pa

Hummerstone & Hawkins
Tel: 0208 303 1061

LOCATION:

The subject property enjoys a corner position within a small parade at the junction with Belmont Road and Mill Road. The High Street of Northumberland Heath (Bexley Road) is nearby where local retail, food and convenience amenities can be found,

The area enjoys good transport links with easy access to train stations at both Barnehurst and Erith. Several bus routes serve the area providing connections to neighbouring towns

There is easy access to the A-road network via Erith and Bexleyheath.

DESCRIPTION:

The subject property comprises a ground floor lock up premises. Access is via a single entrance door which has glazed windows either side and is secured by an electric motor shutter. There is a small open plan area with to the right rear corner a WC.

The premises has for the past 3 years been trading as a white goods repair business and prior to that as a vape shop. The unit has become available to let again due to the tenants need to concentrate on other business interests.

We understand the premises includes a small front forecourt.

RENT:

The commencing rental is £7,500 per annum / £625 per calendar month.

TERMS:

The premises are available by way of a new lease upon terms to be agreed,

A minimum rental deposit of 3 months will be required, subject to status.

EPC:

The premises has an EPC rating of (Ending)

RATES:

We understand from the VOA (Valuation Office Agency) website that the premises has a rateable value of £3,050 per annum and therefore may qualify for small business rate relief. We would still advise all interested parties to make their own relevant enquiries with the relevant council.

PLANNING:

We understand that the premises falls within the E User Class.

We would recommend and it is the responsibility of any interested party to satisfy themselves that the intended use of the property complies with the relevant planning permissions and building regulations.

LEGAL FEES:

Each party are to be responsible for their own legal costs.

VIEWING ARRANGEMENTS:

No direct approach may be made to the property. For an appointment to view, please contact the agent. [Hummerstone & Hawkins T: 0208 303 1061](tel:02083031061)

Please note that property particulars are prepared as a general guide to the property for the convenience of a prospective purchaser or tenant and are intended for people who are familiar with commercial transactions. If you are not sure that you fit this description you should take the relevant independent advice before proceeding further. Whilst every care is taken in their preparation, these particulars are in no way guaranteed to be correct and are made without responsibility on the part of Hummerstone & Hawkins Ltd or the client. They do not obviate the need to make appropriate searches, enquiries and inspections. Statements herein are not to be relied upon as statements or representations of fact; any acquirer must satisfy themselves as to the correctness and any error, omission or mis-description therein shall not affect or annul the sale or be grounds for rescission or compensation. Hummerstone & Hawkins Ltd have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Measurements are approximate and should be verified by an acquirer.