

A1/A2 SHOP WITH LARGE FORECOURT TO LET



PICKFORD LANE, BEXLEYHEATH DA7 702.71 SQ FT (65.29 SQ M)

Location:

Situated in Pickford Lane close to the junction with Doreis Avenue. Pickford Lane has an array of retailers, including Sainsburys and Barclays bank. The nearest station is Bexleyheath Network Rail Station which is a short walk away.

Description:

Comprising a nicely presented lock up shop with both A1 use (retail) and A2 use (office/financial services). The premises have gas central heating, carpeting and a suspended ceiling. There is a partitioned office plus ancillary storage area. To the rear there is a yard and to the front a large forecourt area.

Areas:

Net frontage	5.28 m
Internal width narrowing to	4.01 m at rear
Kitchen area	3.59 m x 2.13 m
Ancillary	2.26 m x 1.92 m
WC	

Lease:

Available on a new Lease for a term to be agreed at £11,000 pa.

Business Rates: Borough of Bexley – Rateable Value £7,200 for 2010/2011. Interested parties should make their own enquires via the Local Authority or Valuation Office www.voa.gov.uk. Claridges cannot guarantee any figures.

Reference Charge: Claridges charges a fee of £150.00 for taking up references for proposed tenants. This fee is non refundable after the references have been taken up, whether they are accepted or not by the Landlord.

Viewing: **By Appointment only**
 Via Claridges Commercial – 0845 205 0007