

# PRIME RETAIL UNIT TO LET

## 131 BROADWAY, BEXLEYHEATH

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020 7182 7480  
[www.fawcettmead.co.uk](http://www.fawcettmead.co.uk)



Retail property expertise

- Prime retailing location in the town centre
- Adjacent to Primark

### LOCATION

Situated some 12 miles southeast of Central London, Bexleyheath is a prosperous commuter town with a growing population and excellent demographics. Situated close to the entrance of the popular Broadway Shopping Centre, this unit occupies a prominent position with retailers in close proximity including; **New Look**, **H&M**, **Morleys Department Store** and **Asda**.

Other nearby occupiers include: **Santander**, **Halifax**, **Brighthouse**, **Starbucks** and **Nationwide Building Society**.

### RATES

Rateable Value (2017)     £69,000

### TENURE

The property is available on a new effectively full repairing and insuring lease for a term of years to be agreed.

### RENT

£85,000 per annum exclusive of rates, service charge, insurance and VAT (if applicable).

### ACCOMMODATION

The premises provide the following approximate net internal floor areas:-

Ground Floor:            242.6 sq m     2,611 sq ft.

### SERVICE CHARGE

TBC

### EPC

An EPC can be made available upon request.

### SPECIFICATION

The premises are handed over in their existing condition.

### TIMING

Handover April 2018

### COSTS

Each party is to be responsible for their own professional costs incurred in the transaction.



### INSPECTIONS

Viewing is strictly by appointment with:

**Nick Carvey**  
0207 7182 7493  
[Nick@fawcettmead.co.uk](mailto:Nick@fawcettmead.co.uk)

SUBJECT TO CONTRACT / VACANT POSSESSION



Bexleyheath



Retail property expertise



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