

Lot 22

228/228a/228b Broadway,
Bexleyheath, Kent DA6 7AU
GUIDE PRICE: £270,000 PLUS



MIXED COMMERCIAL/RESIDENTIAL INVESTMENT

STARTING BID

FINAL BID

NOTES

SOLD UNSOLD SOLD PRIOR WITHDRAWN

This two storey end of terrace building consists of two ground floor lock up shops with offices above extending over both units. Shop no. 228 is let as a Pawnbrokers on a 10 year lease on insuring and repairing terms from 05.07.2010 at a rent of £15,000 per annum (rent review after 5 years). Shop no. 228a and the offices above at 228b are offered with Vacant Possession. Occupying a corner position at the junction of Broadway with other nearby traders including HSBC, restaurants and coffee shops. Car parking is provided within the rear yard for 4 cars.

ACCOMMODATION

(All dimensions according to the VOA website)

Shop (228): Extending to 914 sq ft (84.93 sq m) over ground floor and basement including kitchenette and WC. Use Class A1.

Rateable Value for shop: £9,900

Shop (228a): Extending to 491 sq ft (45.66 sq m) over ground floor which includes the kitchenette and WC. Use Class A1.

Rateable Value for shop: £13,750

First Floor (228b): Separately accessed offices extending to 611 sq ft (56.8 sq m). Use Class B1.

Rateable Value for office: £3,550

TENURE

Freehold

LOCAL AUTHORITY & TAX RATING

London Borough of Bexley 020 8303 7777

VENDOR'S SOLICITORS

Bude Nathan Iwanier, 1-2 Temple Fortune Parade, Bridge Lane, NW11 0QN. Tel: 020 8458 5656

VIEWING TIMES By appointment through the Joint Auctioneers Kingsbury Consultants 020 7183 2529

Lot 23

4 London Road, Strood,
Rochester, Kent ME2 3HT
GUIDE PRICE: £35,000



SINGLE STOREY PREMISES WITH PLANNING PERMISSION FOR DEVELOPMENT

STARTING BID

FINAL BID

NOTES

SOLD UNSOLD SOLD PRIOR WITHDRAWN

The building currently consists of a single storey shop premises and outbuilding located close to the town centre of Strood and forming part of the A2. The site has planning permission granted under Ref MC/12/0363 for the demolition of the existing single storey shop and outbuilding together with the construction of a new 4 storey building containing use class A2 (financial and professional services) to ground floor with use class B1(A) (offices) above. Full details of the planning permission and drawings are available for inspection at the offices of the Auctioneers. The property is being sold with the benefit of vacant possession and will be of interest to investment buyers and developers.

ACCOMMODATION

Single storey shop unit

TENURE

Freehold

LOCAL AUTHORITY & TAX RATING

Medway Council 01634 306000

VENDOR'S SOLICITORS

Ashwin Patel
G P T Law
799 Harrow Road
Wembley
Middlesex
HA0 2LR
020 8904 6495

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