

Lot 1, 217/217a Broadway, Bexleyheath, London,

DA6 7EJ

For sale by Auction on 12th December 2024 (unless sold or withdrawn prior)



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Property Information

Freehold Retail and Residential Ground Rent Investment

- Shop let to Dignity Funerals Limited until February 2030
- 2025 tenant break option not exercised
- Upper floors let on a long lease
- Busy location close to ASDA, KFC, Pizza Express, Primark and several independent shops and cafes
- Prominent position on Broadway (A221)

Lot

1

Auction

12th December 2024

Rent

£26,125 per Annum Exclusive

Status

Available

Sector

High Street Retail

Auction Venue

Live Streamed Auction

Location

Miles

7.5 miles south east of Canary Wharf, 11 miles east of Central London

Roads

A2, A220

Rail

Bexleyheath Railway Station

Air

London Gatwick Airport, London City Airport

Situation

The property is prominently located on the southern side of Broadway (A221), a busy retailing thoroughfare and arterial route. Nearby occupiers include ASDA Superstore, KFC, Pizza Express, Primark and a number of local cafes and restaurants.

Tenure

Freehold.

Description

The property comprises a ground floor shop with residential accommodation on the upper two floors, let on a long lease.

VAT

VAT is applicable to this lot.

Note

The buyer will pay 1.5% +VAT of the purchase price towards the vendors costs in addition to the cost of the searches. Please see Special Conditions of Sale.

DISCLAIMER

These particulars are for your convenience only. They do not form part of the contract and should not be relied upon. Please refer to the Acuitus website for the full terms and conditions of sale, details of the auction and any update and changes in guide price.

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Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m (2)	Floor Areas Approx sq ft (2)	Tenant	Term	Rent p.a.x.	Rent Review
Ground	Retail	104.20	(1,121)	DIGNITY FUNERALS LIMITED t/a Francis Chappell & Sons (1)	10 years from 11/02/2020	£26,000	11/02/2025
First Second	Residential	-	-	INDIVIDUAL	125 years from 25/03/2012	£125	
Total		104.20	(1,121)			£26,125	

(1) Dignity is one of the UK's most trusted providers of Funeral Services and Prepaid Funeral Plans, serving over 800 local communities nationwide. Dignity owns over 800 funeral locations and operates 46 crematoria in the UK. (www.dignityfunerals.co.uk).

(2) Commercial floor areas provided by the VOA (www.voa.gov.uk).

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Contacts

Acuitus

David Margolis

+44 (0)20 7034 4862

+44 (0)7930 484 440

david.margolis@acuitus.co.uk

Alexander Auterac

+44 (0)20 7034 4859

+44 (0)7713 135 034

alexander.auterac@acuitus.co.uk

Seller's Solicitors

Structadene Group

9 White Lion Street

London

N1 9PD

James Thomson

0207 843 9196

james.t@pearl-coutts.co.uk

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2024