



SURVEYLINE

Chartered Surveyors & Valuers

6,000 Sq Ft & Basement Use Class E unit To Let/For Sale

240-242 Broadway, Bexleyheath Kent DA6 8AS

£90,000 Per Annum / £1,250,000 Freehold



Please see further imagery below

Every Care has been taken in the preparation of these Particulars but accuracy is not guaranteed. They do not form any part of any Contract and are issued on the express understanding that all negotiations are conducted through Surveyline Chartered Surveyors. The seller does not give nor do we make any representation or warranty in relation to this property. Please check any point which is particularly important to you and we will check this and ensure that the property is still available. This is important if you are contemplating travelling some distance to view the property. All information should be verified by your Solicitor/Conveyancer or Surveyor prior to entering into a Contract.

Location:

The subject property is located fronting on to the Broadway near to the junction with Albion Road.

The unit benefits from substantial passing trade with the Broadway being a main thoroughfare carrying traffic travelling to and from Bexleyheath town centre.

The town has a busy shopping centre with a good mix of both local and national retailers.

The area enjoys good road links with easy access to the A2 trunk road linking to London, the M25 and Dartford Crossing plus the M2.

Bexleyheath has its own mainline train station which is around half a mile and offers a journey time into London Victoria, Charing Cross and Cannon Street of between 35 & 45 minutes.

Description:

The subject property benefits from the opportunity of an open plan layout due to the vast majority of the internal walls being stud partitions.

The property also has an 1,830 Sq Ft flat roof area which can be converted to a large roof terrace to suit a tenant's requirements.

The unit also benefits from a rear car parking area suitable for up to 4-6 vehicles.

There is a large commercial loading and unloading bay outside the subject property for the purpose of deliveries and collections.

Furthermore, the site opposite (EDF) is currently vacant and it is in the local authority plan to develop the site "EDF and Albion Road corner" for a large mixed use scheme with over 250 residential units.

Please refer to Page 38 of the Bexleyheath Development and Improvement Framework.

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<https://www.bexley.gov.uk/sites/default/files/2020-05/Bexleyheath-Development-and-Improvement-Framework.pdf>

Accommodation:

6,000 Sq ft over two floors & full width basement.

Tenure:

Flexible Lease terms can be arranged (3, 5, 10 or 15 years).

Legal Costs:

Each party to cover own legal costs.

Viewing:

Viewing to be made by appointment with Surveyline Chartered Surveyors on 0208 304 3440 / james@surveyline.com

Price:

£90,000 per Annum FRI Terms.

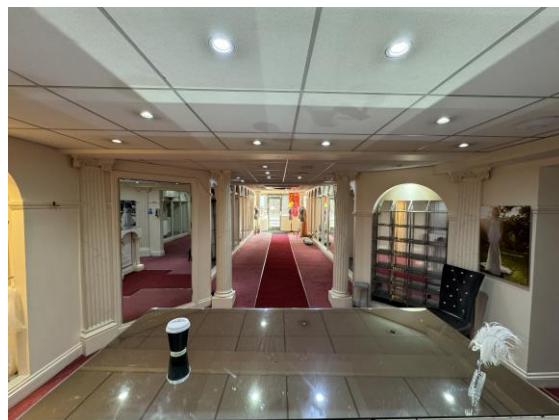
£1,250,000 Sale Price

Redevelopment

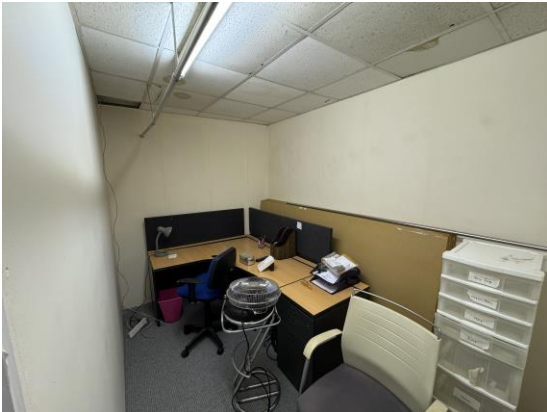
Plans have been prepared for redevelopment of 9 residential units with two commercial units.

Buyer to make all enquiries and applications (please see below).

Ground Floor Imagery



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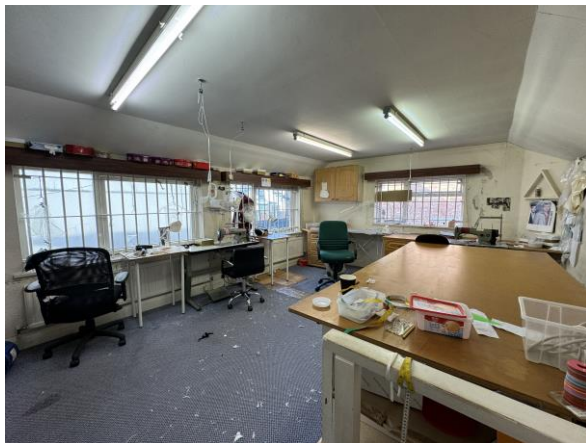


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First Floor Imagery



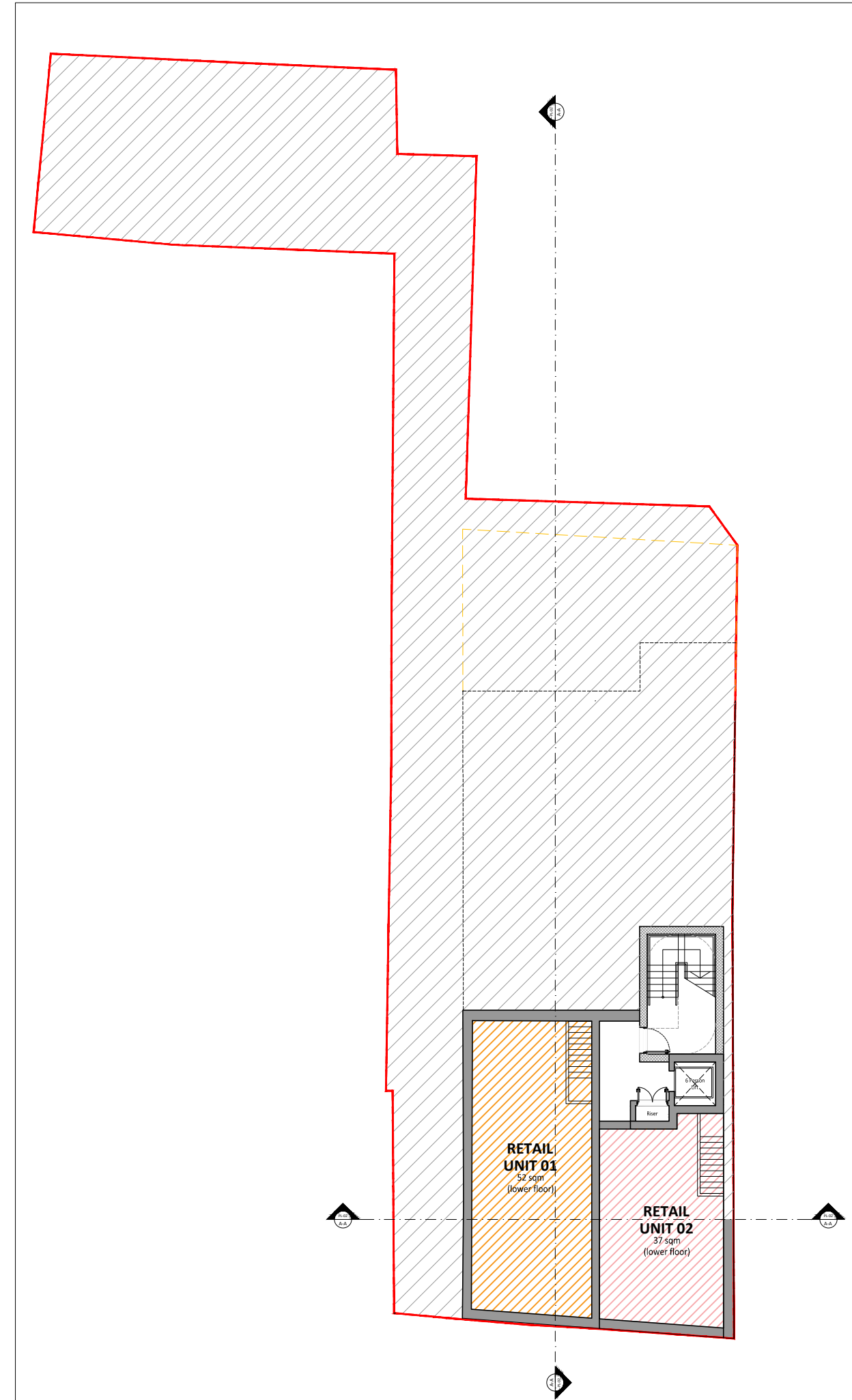
Every Care has been taken in the preparation of these Particulars but accuracy is not guaranteed. They do not form any part of any Contract and are issued on the express understanding that all negotiations are conducted through Surveyline Chartered Surveyors. The seller does not give nor do we make any representation or warranty in relation to this property. Please check any point which is particularly important to you and we will check this and ensure that the property is still available. This is important if you are contemplating travelling some distance to view the property. All information should be verified by your Solicitor/Conveyancer or Surveyor prior to entering into a Contract.



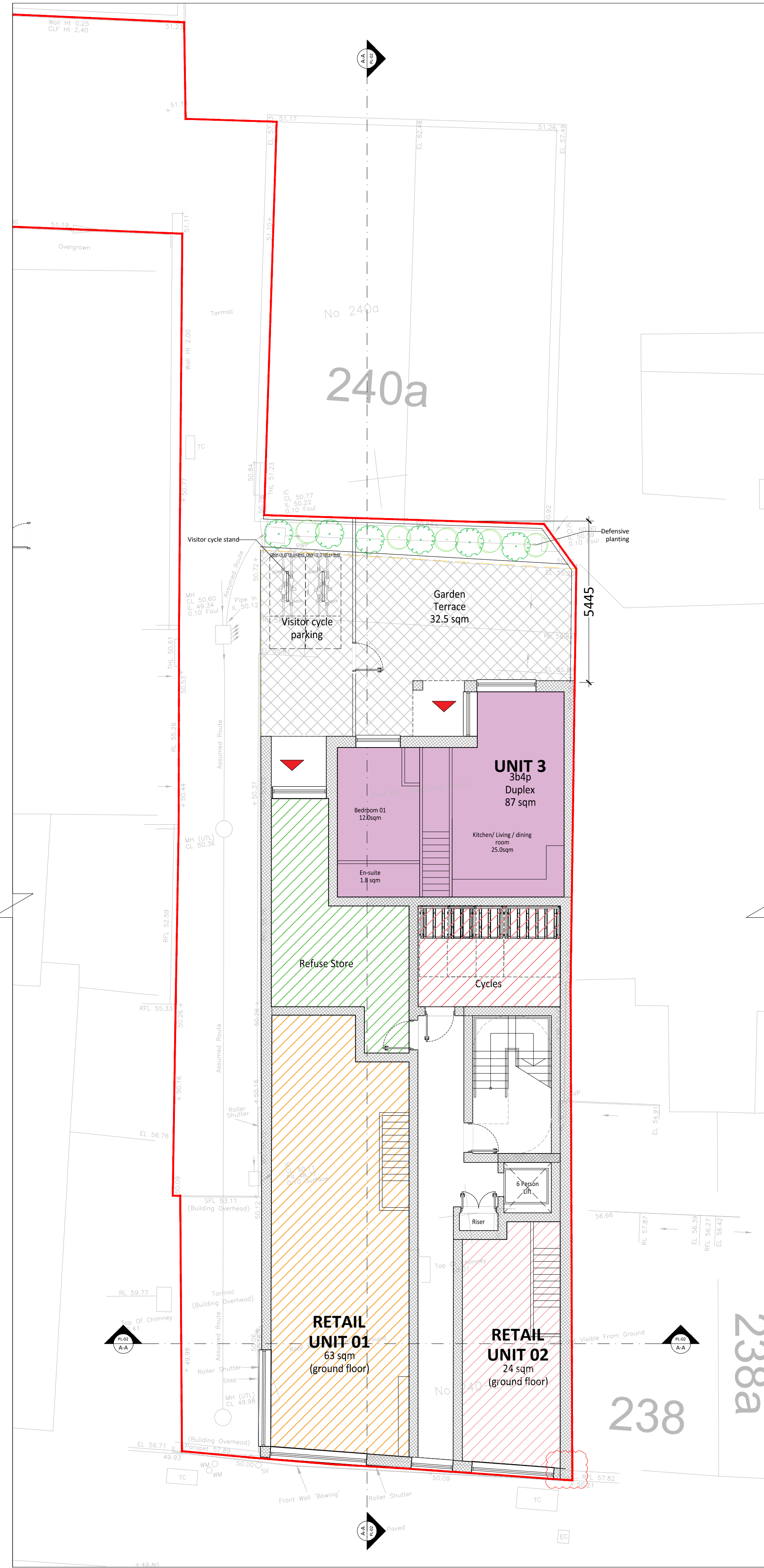
Every Care has been taken in the preparation of these Particulars but accuracy is not guaranteed. They do not form any part of any Contract and are issued on the express understanding that all negotiations are conducted through Surveyline Chartered Surveyors. The seller does not give nor do we make any representation or warranty in relation to this property. Please check any point which is particularly important to you and we will check this and ensure that the property is still available. This is important if you are contemplating travelling some distance to view the property. All information should be verified by your Solicitor/Conveyancer or Surveyor prior to entering into a Contract.

| DRAWING KEY | |
|-------------|----------------------------|
| | Site boundary |
| | Existing building fabric |
| | Proposed building fabric |
| | Demolished building fabric |

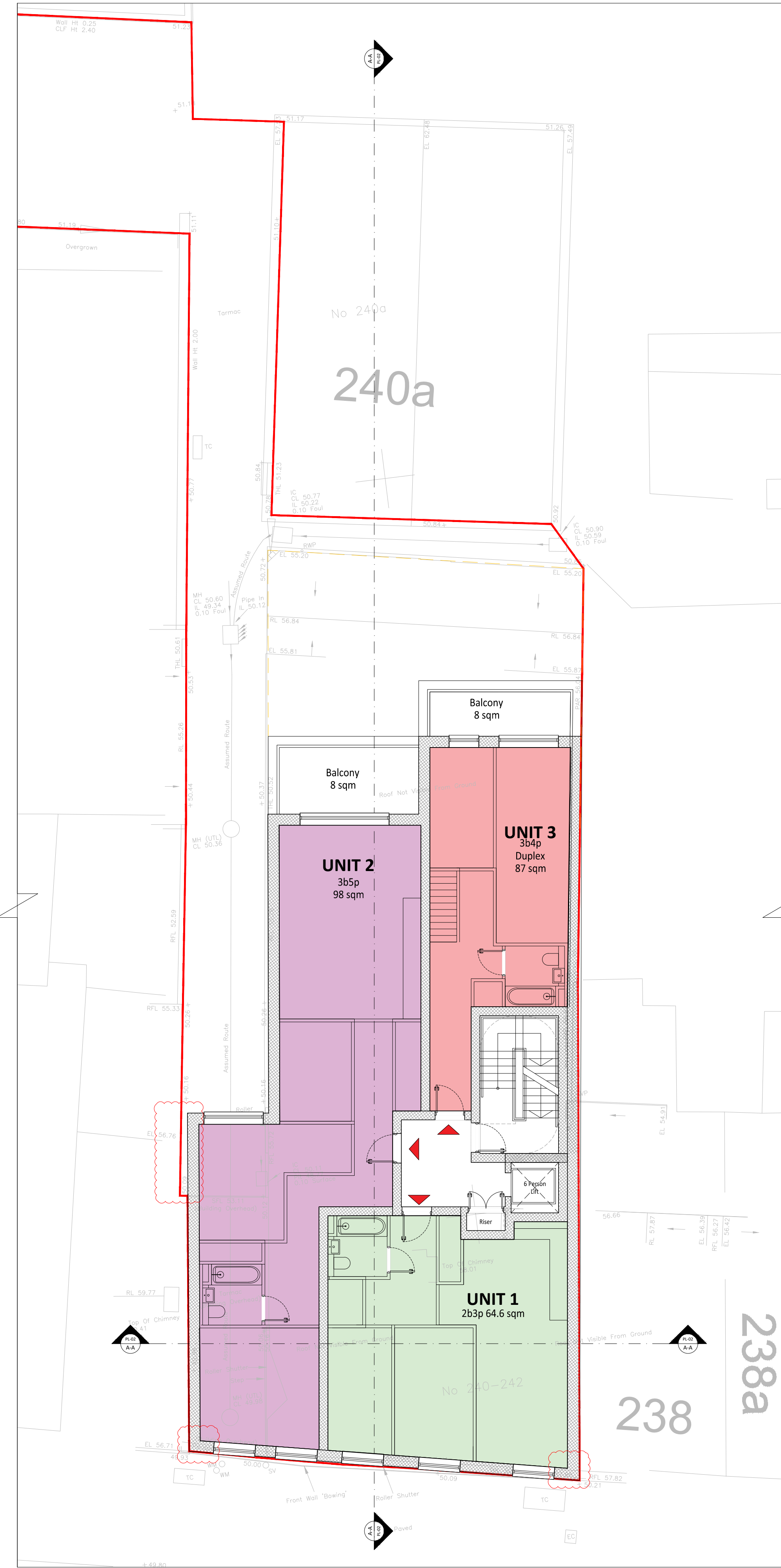
| Accommodation Schedule | | |
|--|------------------------------|----------|
| Unit No | Unit Type | GIA sq.m |
| UNIT 01 | 2b3p | 64 |
| UNIT 02 | 3b5p | 98 |
| UNIT 03 | 3b4p (duplex) | 87 |
| UNIT 04 | 1b2p | 51 |
| UNIT 05 | 3b4p | 73 |
| UNIT 06 | 2b3p | 61 |
| UNIT 07 | 2b3p | 65 |
| UNIT 08 | 2b4p | 70 |
| Total GIA All Dwellings | | 569 |
| GIA communal stairs, lobbies, corridors, riser, lift | | 109 |
| | Cycle Store | 16 |
| | Refuse Store | 25 |
| | Retail Unit 01 (both levels) | 115 |
| | Retail Unit 02 (both levels) | 61 |



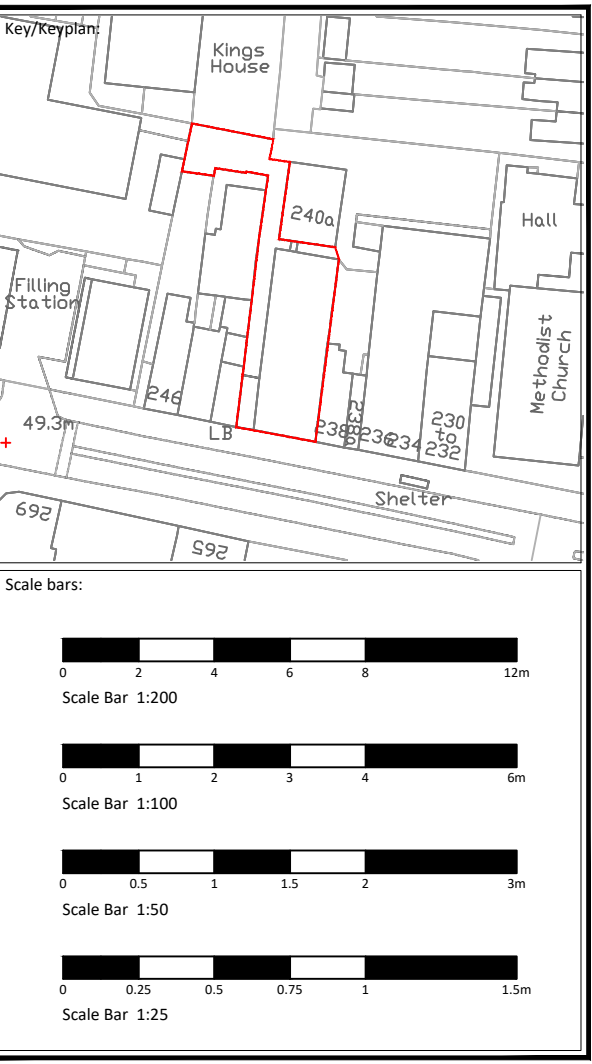
-01 Proposed Basement Plan
Scale 1:200



00 Proposed Ground Floor Plan
Scale 1:100



01 Proposed First Floor Plan
Scale 1:100



Notes:
This drawing should be read in conjunction with all relevant project information including specialist sub-contractor design and specification. Contractor to check all dimensions prior to fabrication and commencement of works. All works to be in accordance with the contract documentation and comply with all relevant legal standards. All workmanship to be in accordance with BS 8000 and Building Regulations Approved Document 7. Report any discrepancy to the Architect. If in doubt, ask. This drawing is the copyright of KHD Architecture Ltd.

| Rev | Suit | Date | Description | Author | Checked |
|-----|------|------|-------------|--------|---------|
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PRE-APPLICATION

| | |
|---|--------------------------------|
| Project Name: 240- 242 Broadway Bexleyheath DA6 8AS | RIBA Stage: |
| Project Number: 240-242.BW | Revision: |
| Drawing Name: Front Site Proposed Plans -01/00/01 | Subsidiary: |
| Drawing Number: SK-01a | Date: April 2024 |
| Date: April 2024 | Scale: as noted @ A1 |



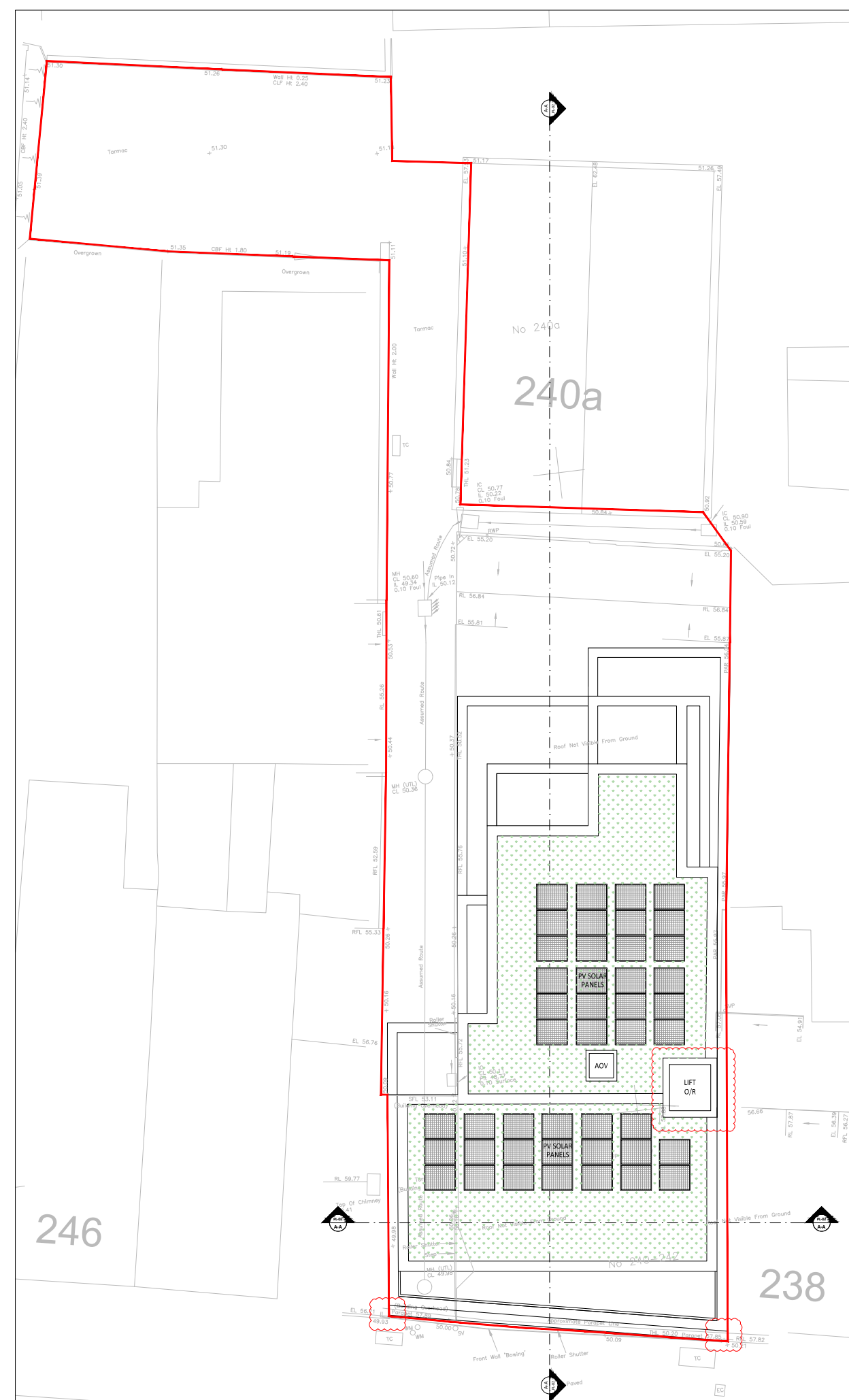
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+44 (0)208 064 22 50
info@khdarchitecture.com

DRAWING KEY

- Site boundary
- Existing building fabric
- Proposed building fabric
- Demolished building fabric

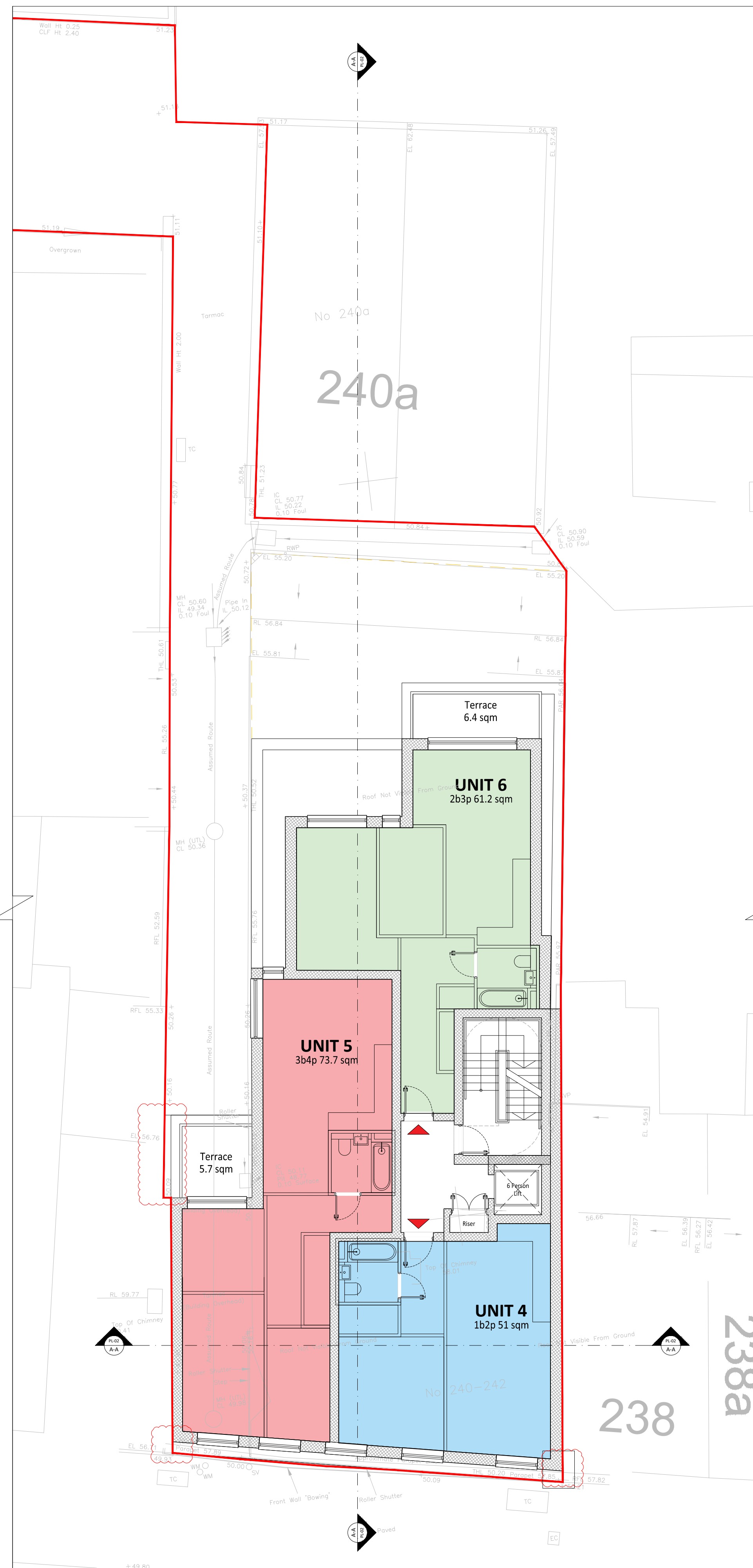
Accommodation Schedule

| Unit No | Unit Type | GIA sq.m |
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| Refuse Store | | 25 |
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| Retail Unit 02 (both levels) | | 61 |



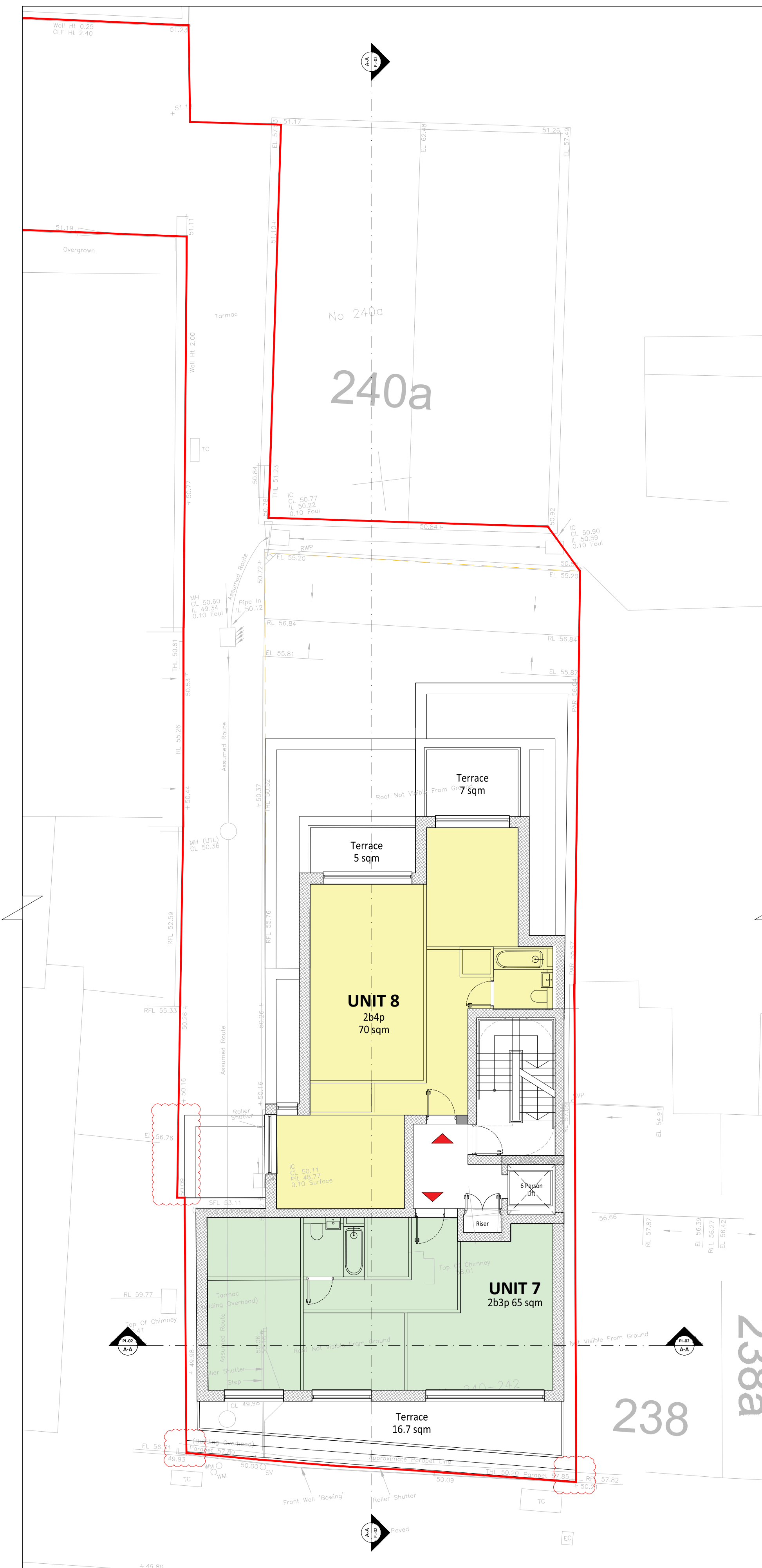
04 Proposed Roof Plan

Scale 1:200



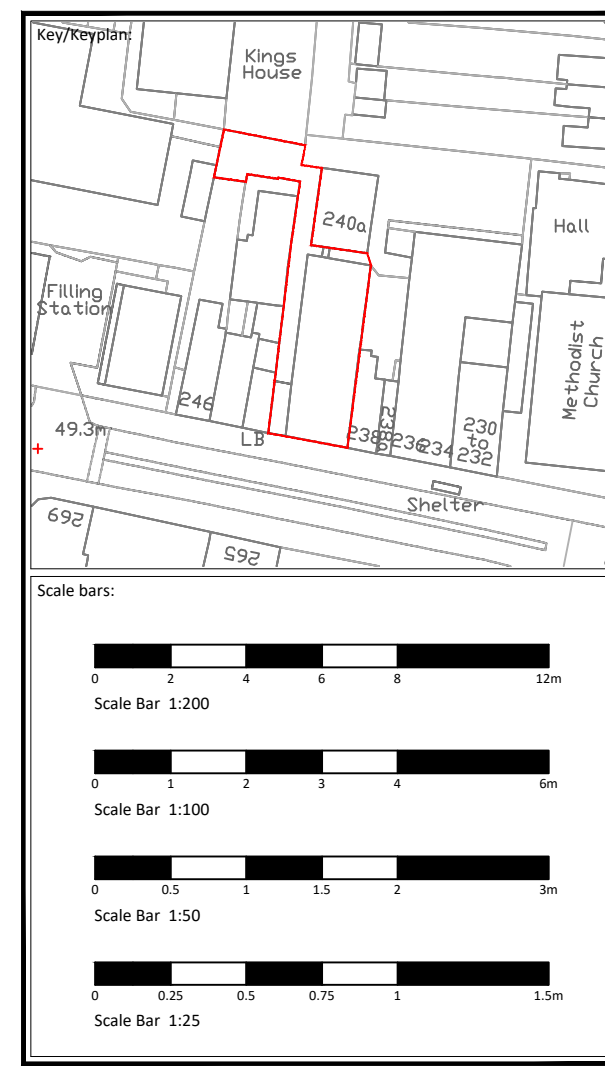
02 Proposed Second Floor Plan

Scale 1:100



03 Proposed Third Floor Plan

Scale 1:100



Notes:
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Revisions:

| Rev | Suit | Date | Description | Author | Checked |
|-----|------|------|-------------|--------|---------|
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PRE-APPLICATION

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|---|--------------|
| Project Name: 240- 242 Broadway Bexleyheath DA6 8AS | RIBA Stage: |
| Project Number: 240-242.BW | Revision: |
| Drawing Name: Front Site Proposed Plans 02/03/04 | Revision: |
| Drawing Number: SK-01b | Revision: |
| Date: April 2024 | Suitability: |
| Scale: as noted @ A1 | Suitability: |
| Client: - | Suitability: |



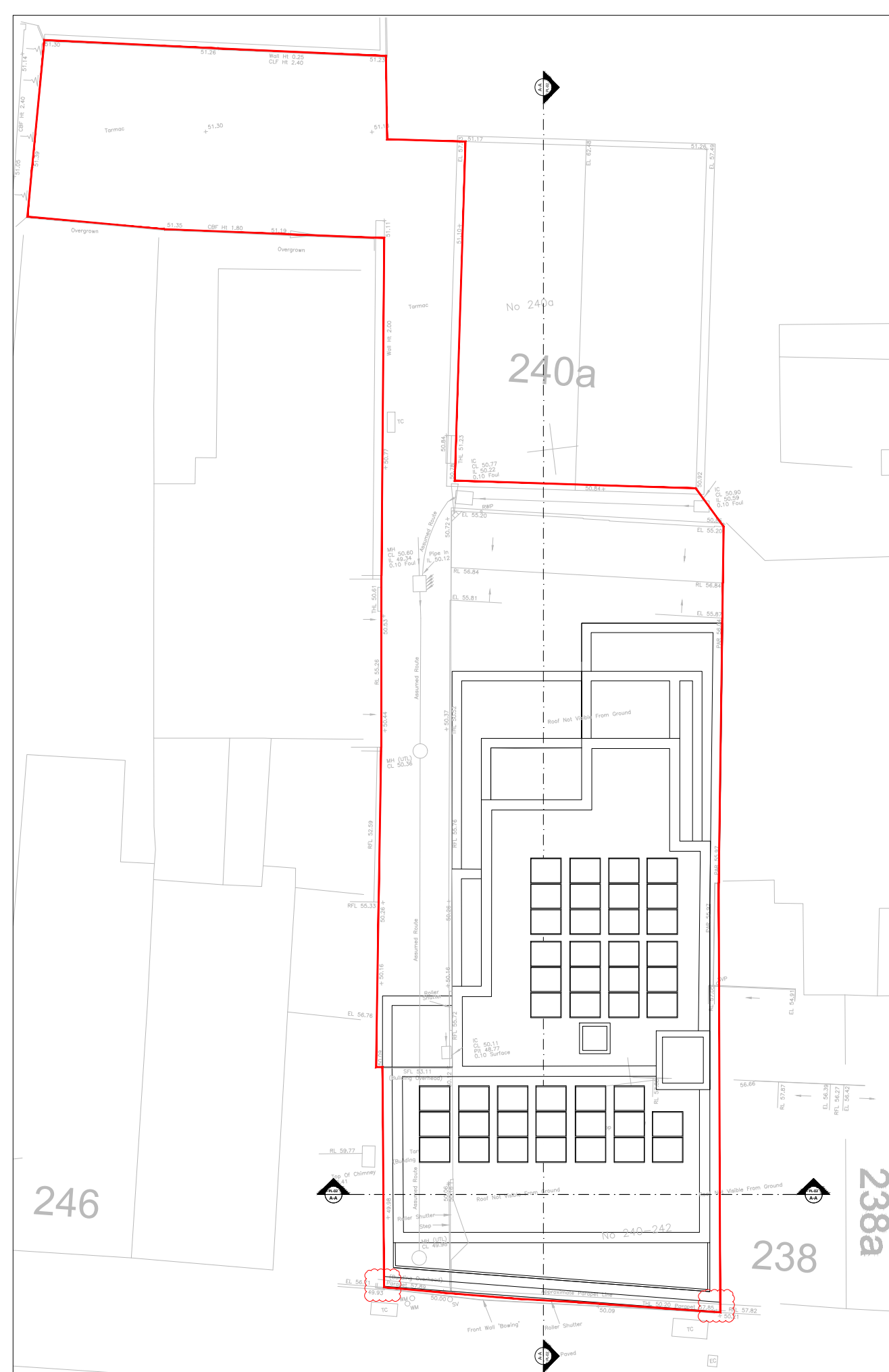
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DRAWING KEY

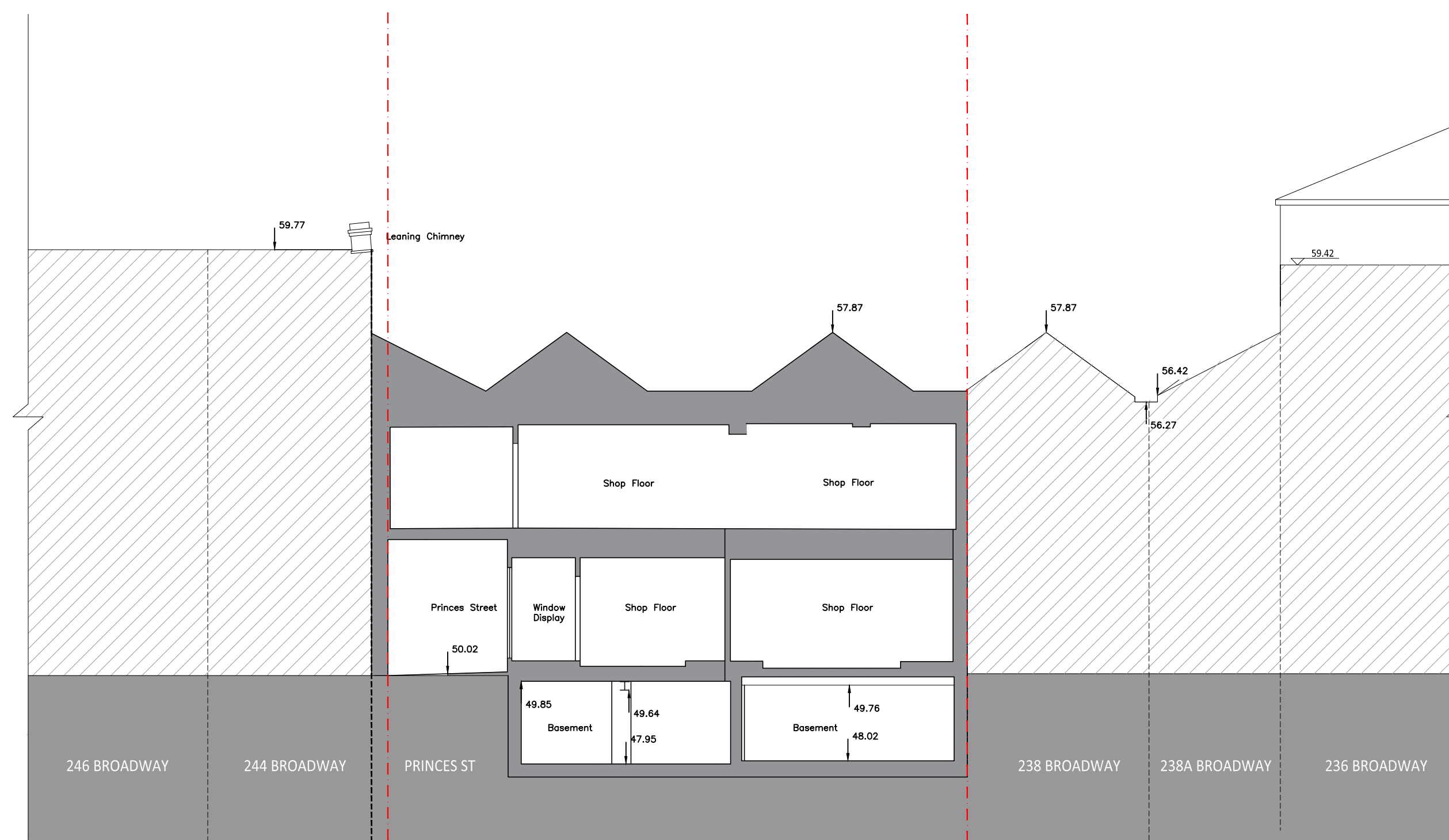
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- Existing building fabric
- Proposed building fabric
- Demolished building fabric

Accommodation Schedule

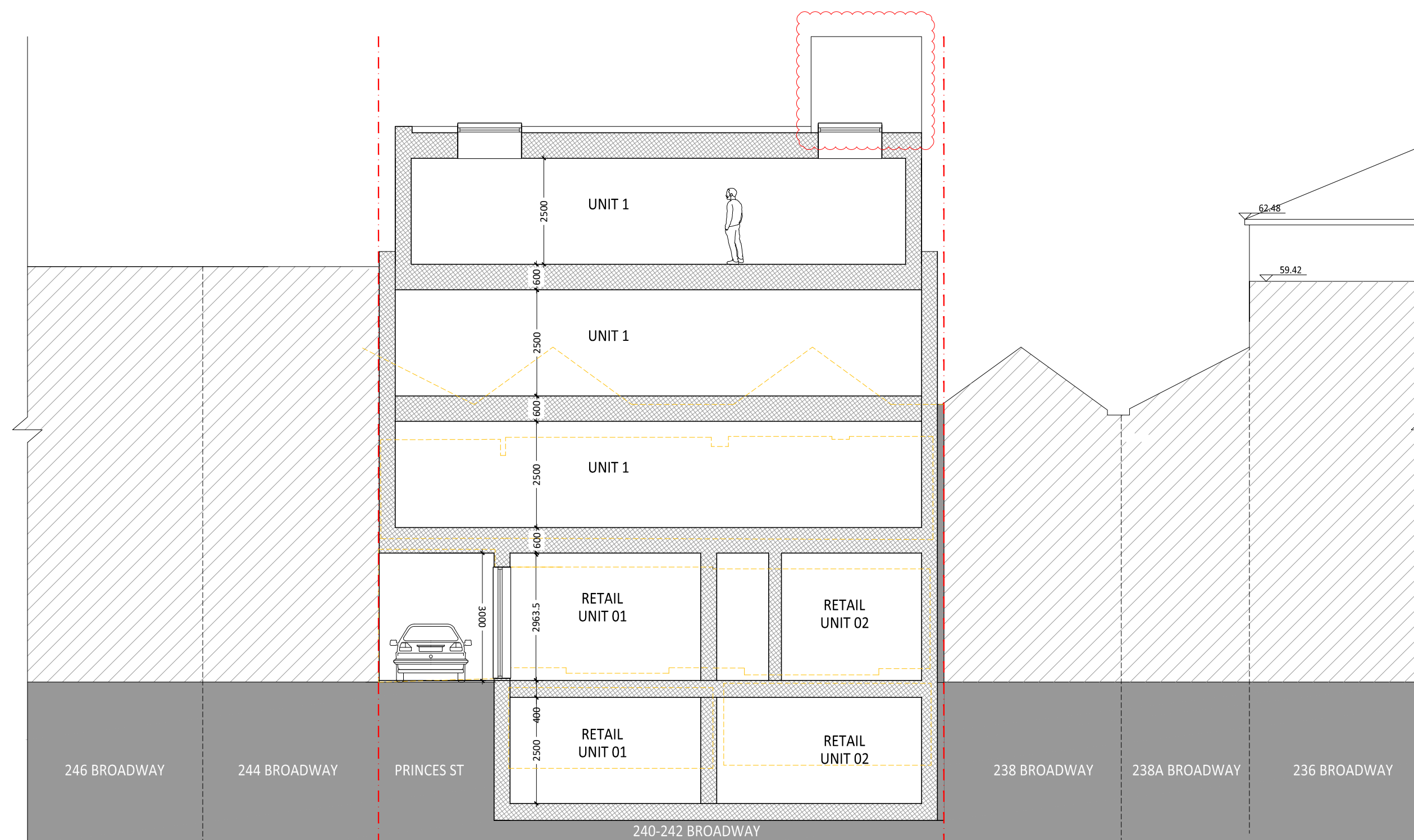
| Unit No | Unit Type | GIA sq.m |
|-------------------------------------|---------------|------------|
| UNIT 01 | 2b3p | 64 |
| UNIT 02 | 3b5p | 98 |
| UNIT 03 | 3b5p (duplex) | 89 |
| UNIT 04 | 1b2p | 51 |
| UNIT 05 | 3b4p | 73 |
| UNIT 06 | 2b3p | 61 |
| UNIT 07 | 2b3p | 65 |
| UNIT 08 | 2b4p | 70 |
| Total GIA All Dwellings | | 571 |
| GIA communal stair corridors | | 126 |
| Cycle Store | | 12 |
| Bin Store | | 8 |
| Commercial | | 212 |



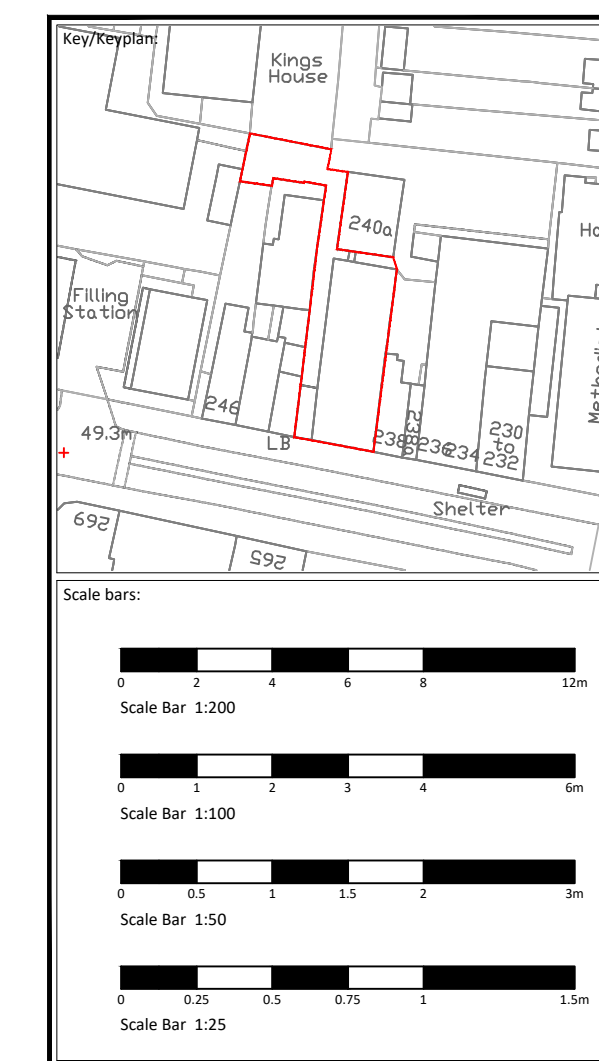
Key Plan
Scale 1:200



Existing Section A-A
Scale 1:100



Proposed Section A-A
Scale 1:100



Notes:
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Revisions:

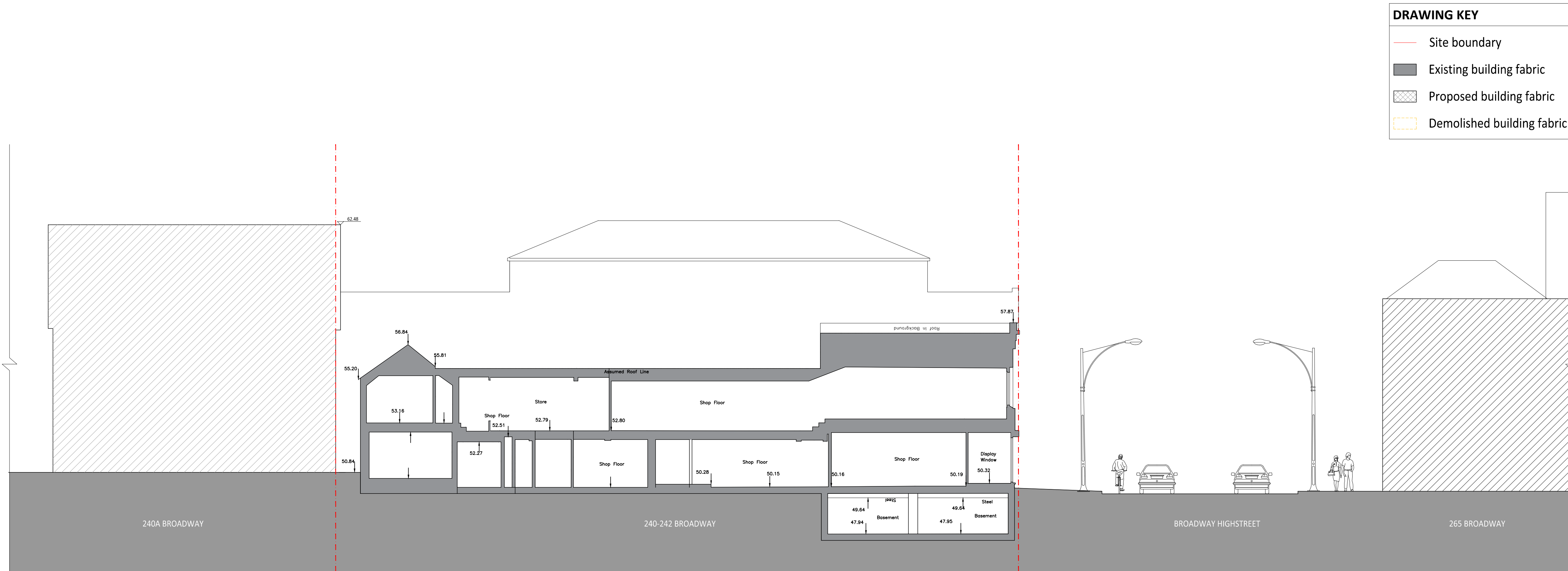
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PRE-APPLICATION

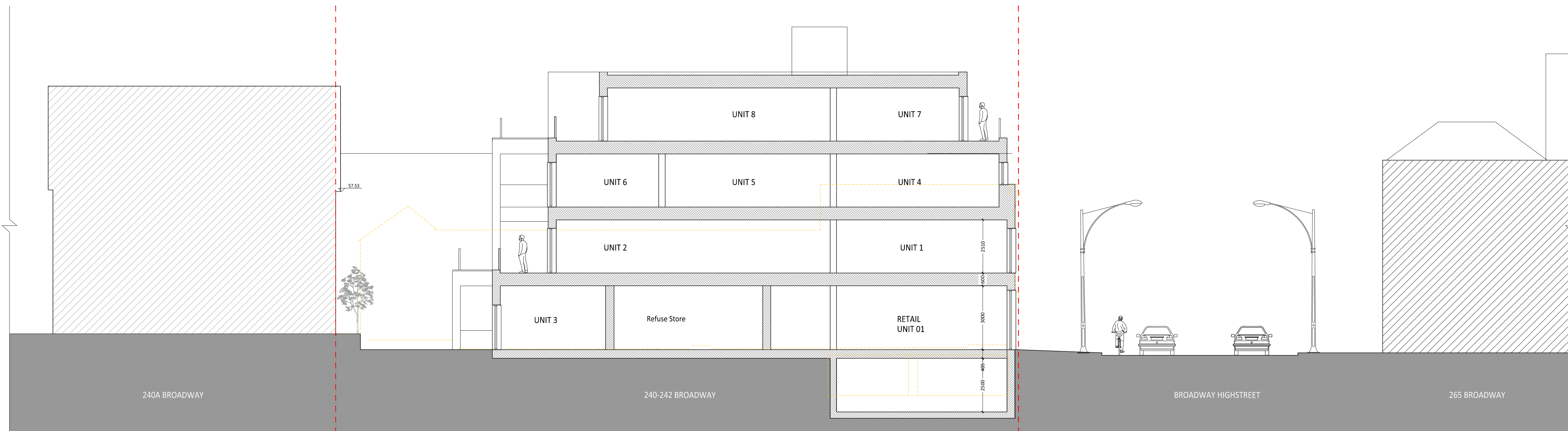
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| Project Name: 240- 242 Broadway Bexleyheath DA6 8AS | RIBA Stage: |
| Project Number: 240-242.BW | Revision: |
| Drawing Name: Front Site Existing & Proposed Section a-a | Revision: |
| Drawing Number: SK-02 | Revision: |
| Date: April 2024 | Suitability: |
| Scale: as noted @ A1 | Suitability: |
| Client: - | Suitability: |



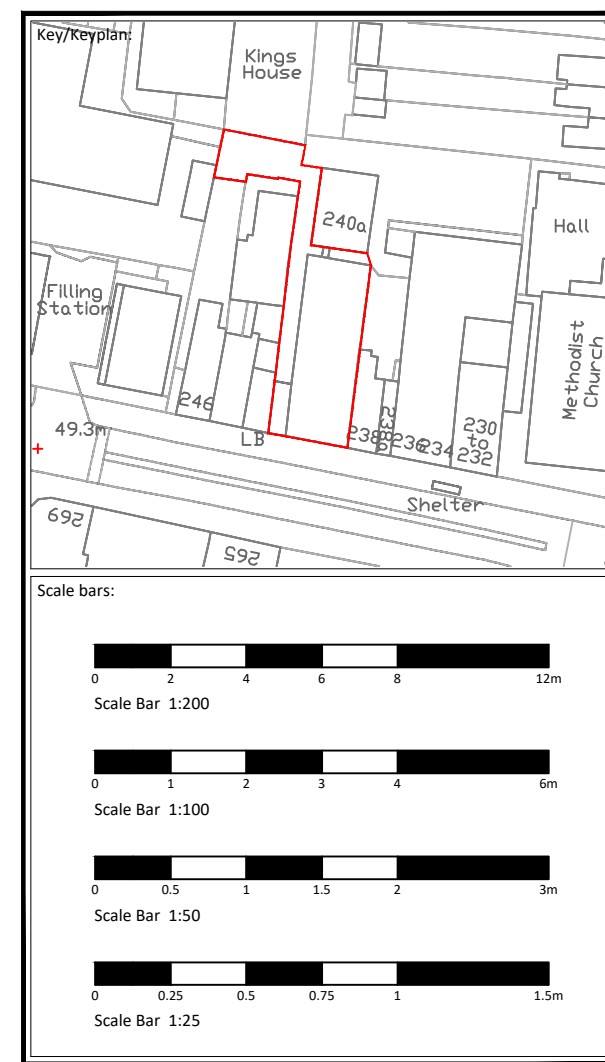
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Existing Section B-B
Scale 1:100



Proposed Section B-B
Scale 1:100



Notes:
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| Rev. | Date | Description | Author | Checked |
|------|------|-------------|--------|---------|
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| | | | | |

PRE-APPLICATION

Project Name: **240- 242 Broadway Bexleyheath DA6 8AS**

Project Number: **240-242.BW**

Drawing Name: **Front Site Existing & Proposed Section b-b**

Drawing Number: **SK-03**

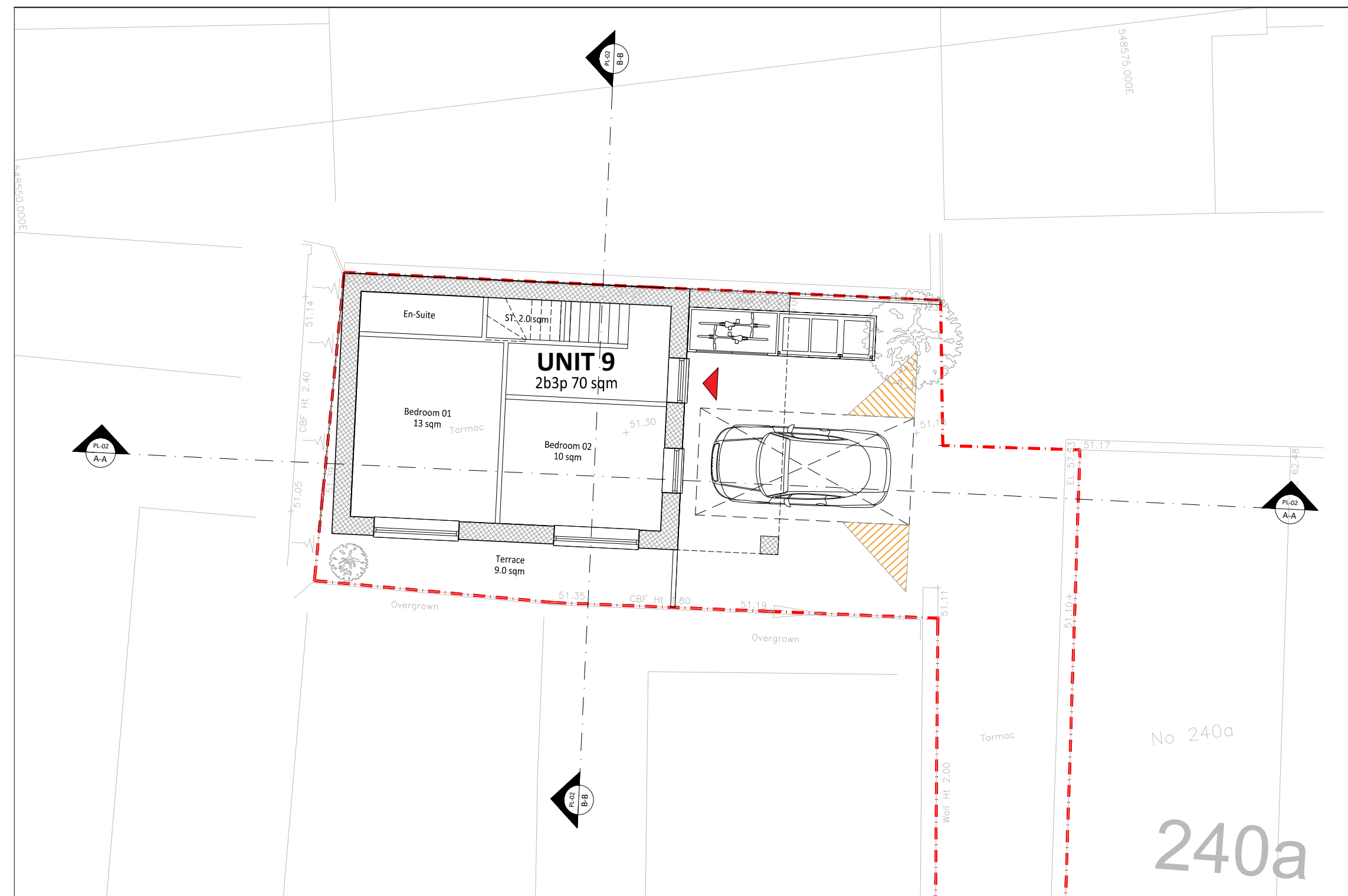
Date: **April 2024**

Scale: **as noted @ A1**

Client: **-**

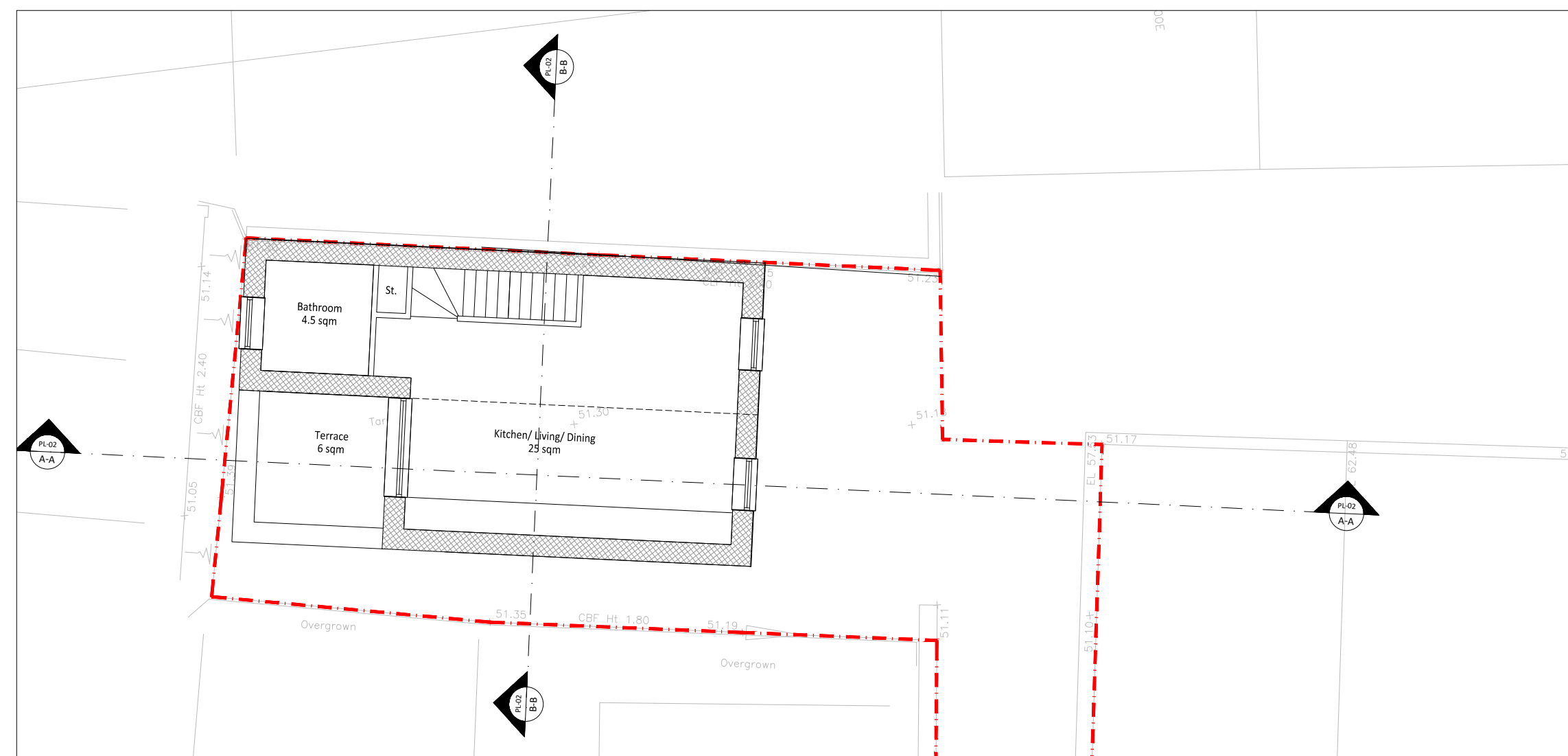
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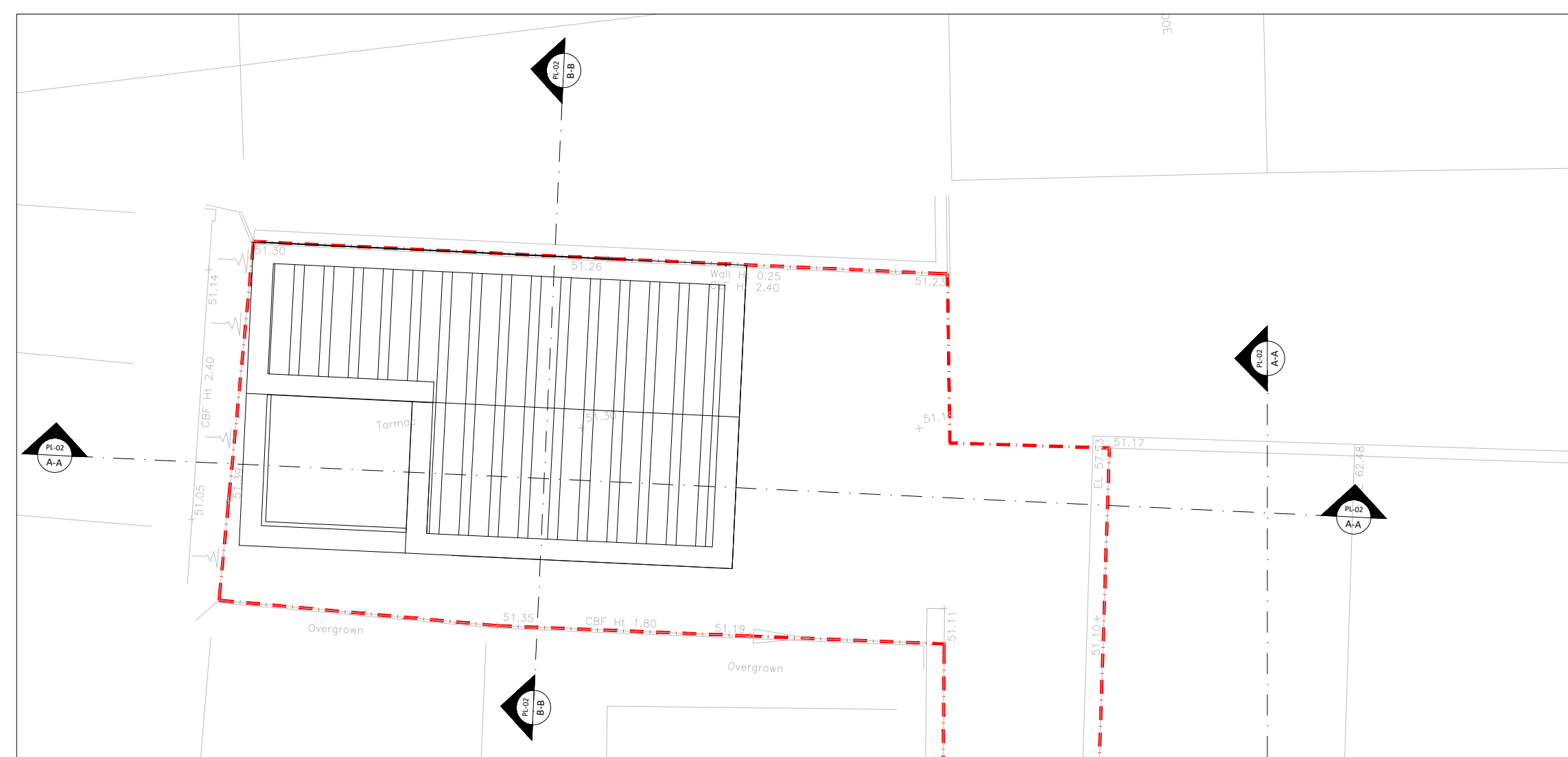
Proposed Ground Floor Plan

Scale 1:100



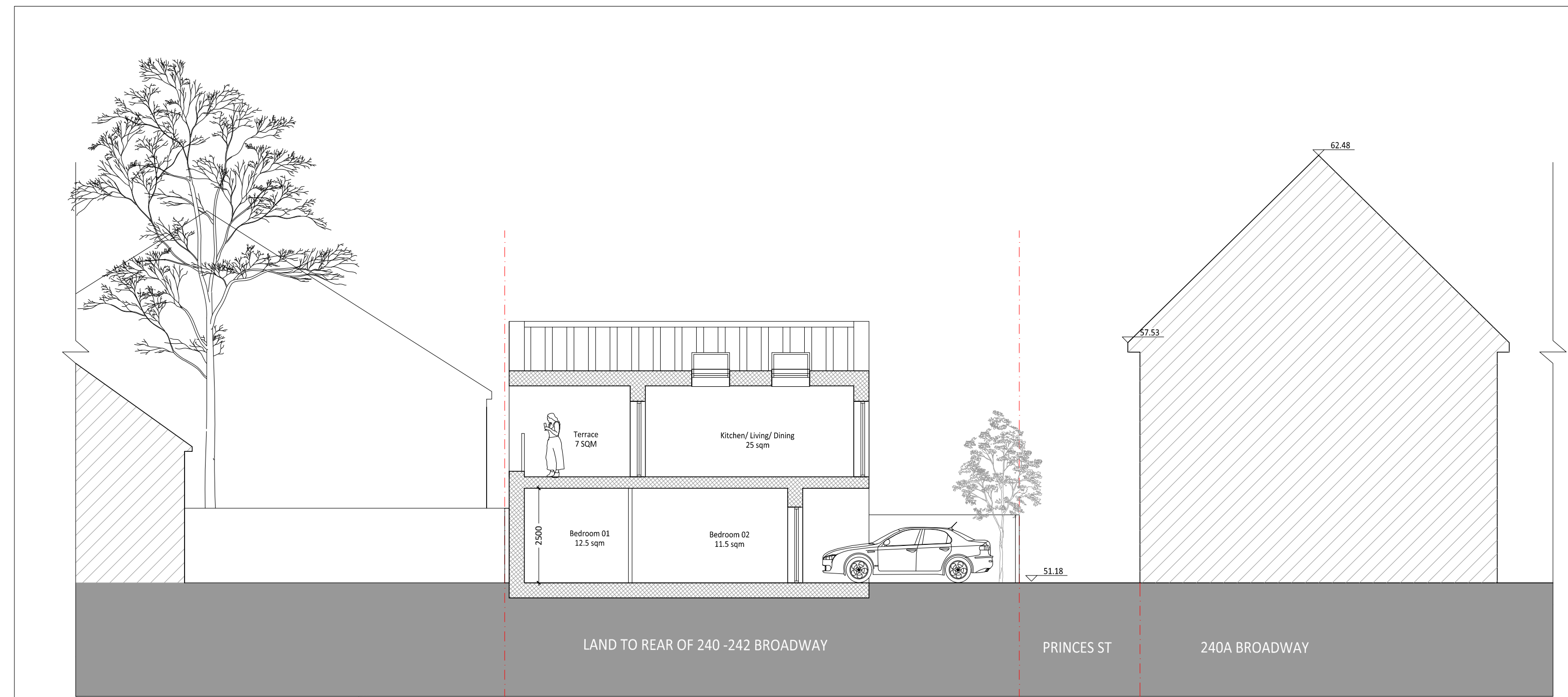
Proposed First Floor Plan

Scale 1:100



Proposed Roof Plan

Scale 1:100



Proposed Section A-A

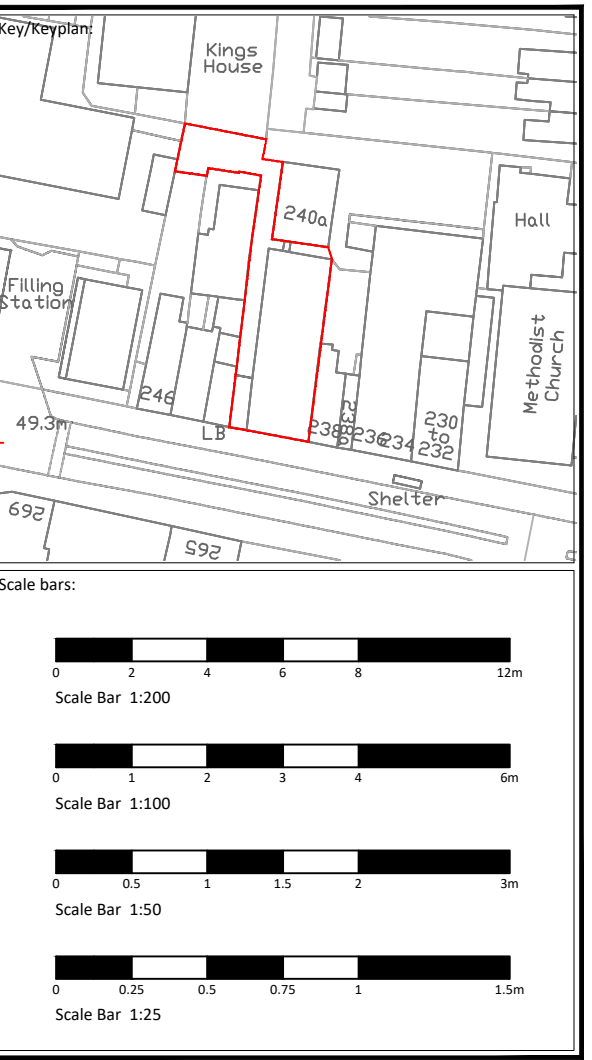
Scale 1:100



Proposed Section B-B

Scale 1:100

| DRAWING KEY | |
|-------------|----------------------------|
| | Site boundary |
| | Existing building fabric |
| | Proposed building fabric |
| | Demolished building fabric |



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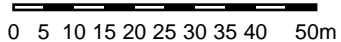
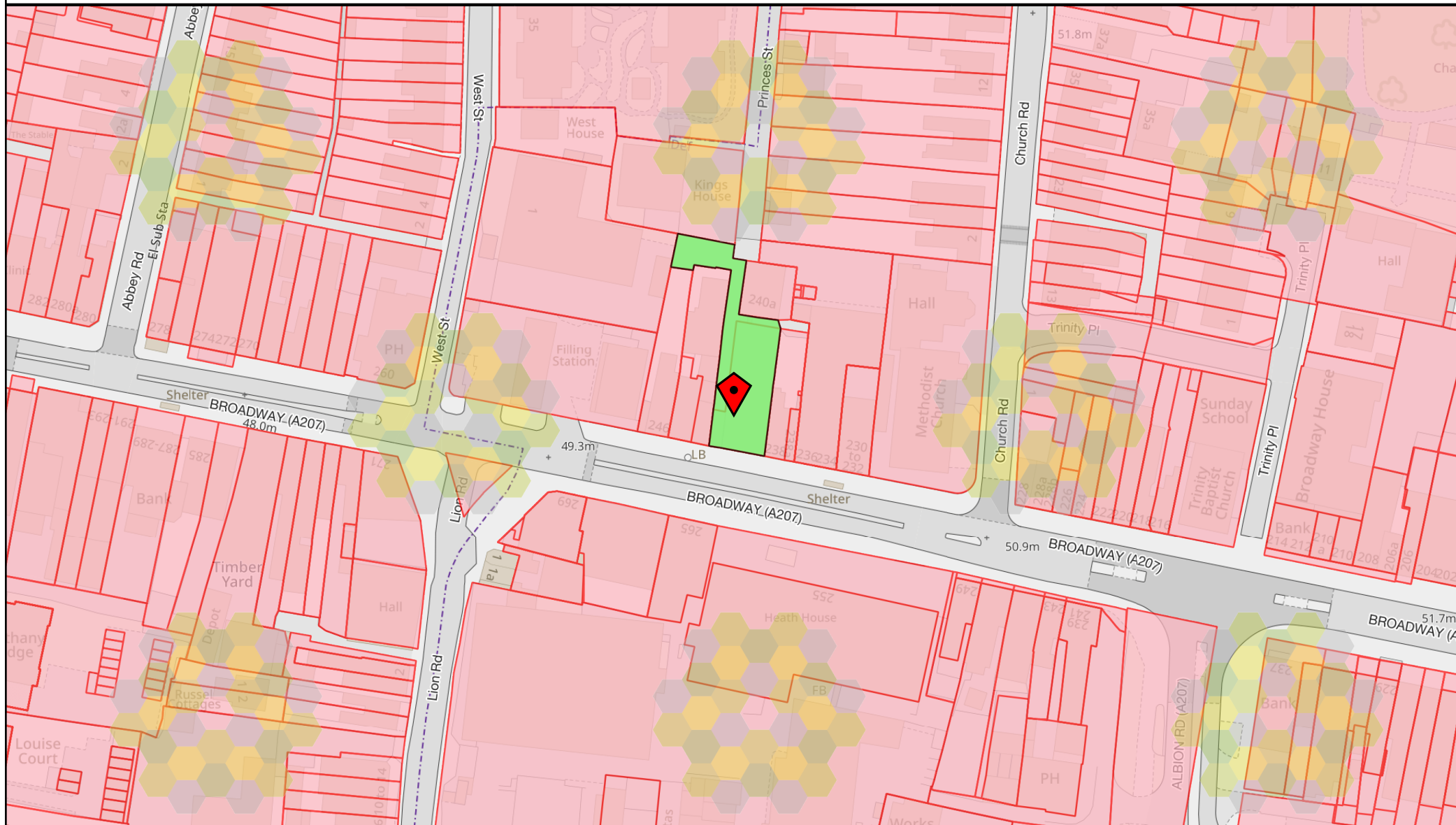
| Rev | Suit | Date | Description | Author | Checked |
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PRE-APPLICATION

| | |
|---|--------------|
| Project Name: 240- 242 Broadway Bexleyheath DA6 8AS | RIBA Stage: |
| Project Number: 240-242.BW | Revision: |
| Drawing Name: Rear Site Proposed Plans & Sections | Revision: |
| Drawing Number: SK-04 | Revision: |
| Date: April 2024 | Suitability: |
| Scale: as noted @ A1 | Suitability: |
| Client: - | Suitability: |



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Map scale 1:1250

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Data last updated 10:00pm 01 SEPTEMBER, 2023



| Title number | Estate information | Address |
|--------------|--------------------|---------------------------------------|
| SGL477903 | Freehold | 240-242 BROADWAY, BEXLEYHEATH DA6 8AS |
| SGL792632 | Leasehold | 240-242 BROADWAY, BEXLEYHEATH DA6 8AS |