

TO LET

159 Long Lane, Bexley Heath, DA75AE



Ground floor lock-up shop
and yard

A ground floor lock-up shop and rear yard with vehicular access to let under a new lease

RENTAL PRICE

£15,000 per annum exclusive.



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Description

The property comprises a ground floor lock-up shop with rear access to a yard. Internally, the property is currently partitioned as an entrance lobby and various private tanning rooms. The rear yard benefits from vehicular access. The property was most recently used as a tanning shop but is considered suitable for a variety of uses such as retail, quasi medical and professional services.

Location

The property is situated fronting Long Lane in Bexley Heath. Long Lane is a bus route and the subject property is visible to passing vehicular traffic. Nearby, multiple occupiers include a Ladbrokes, One Stop and a Co-op. There are short-term parking bays in front of the parade promoting quick stop trade. The local area is a densely populated residential catchment which the subject property is able to service.

Accommodation

Gross frontage: 4.5 m (15 ft) appox

Internal width: 4.5 m (15 ft) appox

Maximum shop depth: 8.9 m (29 ft) appox

Gross internal area: 37.92 m² (408 ft²) appox

WC

Rear Yard

Tenure

The property is to be offered by way of a new lease outside of security of tenure provisions of the Landlord and Tenant Act 1954 part II as amended, the length of which is to be negotiated.

Rent

An initial rent of **£15,000 pounds (fifteen thousand pounds) per annum exclusive** is sought.



EPC

The property has an EPC rating of 53 within band C.

Business Rates

The property has a **rateable value of of £10,250 pounds**. . Interested parties should contact the local authority to confirm the rates payable. **The rateable value will be Add Figure as of the 1st of April 2026.**

VAT

We understand that the premises not elected to VAT.

Use / Planning

We understand that the property has mixed use beauty salon and retail (Class A1/sui generis) use.

Interested parties should make enquiries of the local authority in respect of their intended use prior to offer.

Contact

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