

ps

alspecialists

k

LOCK & SOLE SERVICES

Shoe Repair, Key Cutting & Locksmith

Bexleyheath
020 3489 2080

TEL - 02034892080 BEXLEYHEATH OUT OF HOURS LOCKSMITH - 07944

Watch Batteries - Dry Cleaning - Engraving

24 HOUR Locksmith

07928 559066
172A

Broadway
Pharmacy
020 8303 2700

Your health

JOIN OUR TEAM
The best of our great
teams of colleagues,
health and good home fun
baxterphilips.com

YES, We are OPEN

TRADITIONAL SHOE REPAIRS
SHOE REPAIRS

Don't Save Our Planet
Repair your shoes
HERE!

VEHICLE KEYS
HERE!

KEY REPAIR SERVICE
AVAILABLE HERE!

SECURITY KEYS CUT HERE!

KEYLINE

Shoe Repair
Key Cutting
Car keys & repairs
Locksmith
Watch Batteries
Door entry fobs
Dry Cleaning &
Alterations
Engraving

BAXTER PHILIPS
020 8313 9000

baxterphilips.co.uk

RETAIL UNIT TO LET
Town Centre Location

172a BROADWAY
BEXLEYHEATH
DA6 7BN

LOCATION:

The property occupies a prominent position on The Broadway, Bexleyheath, close to Asda Supermarket and the pedestrianised shopping pitch. Bexleyheath is a thriving town centre benefiting from strong footfall, anchored by Broadway Shopping Centre and a wide range of national and independent retailers, cafés, restaurants and service providers. Nearby occupiers include a mix of well-known brands and local businesses, ensuring consistent pedestrian traffic throughout the day and evening. The area is well served by public transport, with Bexleyheath Railway Station providing regular services to Central London, together with numerous bus routes.

DESCRIPTION:

The property comprises a ground floor retail benefiting from:

- Open plan retail area
- Rear ancillary/storage space and access
- Electronic security shutter
- Suitable for a variety of uses (subject to planning)

The property has E-Class planning use and therefore would suit, service operators, beauty, hairdressers/barbers, office or café-style occupiers.

ACCOMMODATION:

The premises afford the following approximate net internal areas.

Retail Area:	485 sq. ft – 45.05 sqm
Ancillary:	105 sq. ft – 9.75 sqm
Total:	590 sq. ft – 54.81 sqm

TERMS:

The property is available by way of a new full repairing and insuring lease direct from the landlord, on a term of years to be agreed.

RATES:

RV 2026	£20,500
UBR 2023-2024	43.2p in the £

EPC:

Please contact us if you would like to be provided with a full copy of the Energy Performance Certificate (EPC).

RENT:

£26,500 per annum payable quarterly in advance.

V.A.T.:

The property is not elected for VAT and therefore VAT is not payable in addition to rent.

VIEWING:

Via sole agent:



Philip Lapper - Baxter Philips

Tel: 020 8313 9000

Email: philip.lapper@baxterphilips.co.uk

Subject to contract

5/7 Ravensbourne Road Bromley BR1 1HN · T: 020 8313 9000 · E: info@baxterphilips.co.uk

Misrepresentation Act 1967, these particulars are believed to be correct, but their accuracy is not guaranteed and they do not constitute an offer or form part of any contract. Baxter Philips Limited and its employees have no authority to make any representation or give any warranty to this property.



5/7 Ravensbourne Road Bromley BR1 1HN · T: 020 8313 9000 · E: info@baxterphilips.co.uk

Misrepresentation Act 1967, these particulars are believed to be correct, but their accuracy is not guaranteed and they do not constitute an offer or form part of any contract. Baxter Philips Limited and its employees have no authority to make any representation or give any warranty to this property.