

# WRONG 'UN

234-236 BROADWAY · BEXLEYHEATH · DA6 8AS

## LEASEHOLD

PUBLIC HOUSE IN SOUTH EAST  
LONDON SUBURB AVAILABLE FOR SALE  
ON BEHALF OF JD WETHERSPOON



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- **Leasehold**
- **Busy location in close proximity to shopping centre**
- **Prominent Broadway position with bus stop to front**
- **Large pay and display car park in close proximity**
- **Short distance to Bexleyheath train station**
- **Current rent of £75,000 per annum**
- **GIA - 411.7 Sq M (4,432 Sq Ft)**
- **[Google Street View Link](#)**

## LOCATION

Bexleyheath is a busy town in south east London situated approximately 15.0 miles south east of central London. The town is approximately 6.5 miles east from the Dartford Crossing and approximately 8.0 miles west of access to the M25. The area is well serviced by public transport with Bexleyheath train station offering services via the Southeastern network and a regular bus service operating along Broadway.

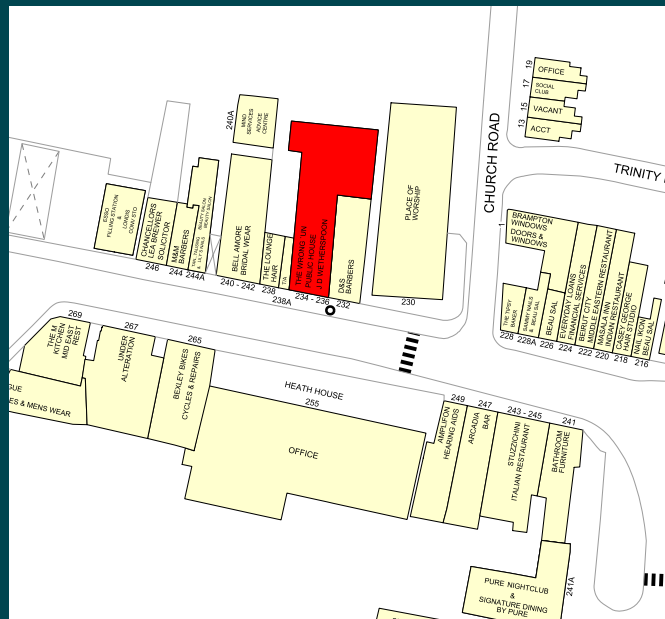
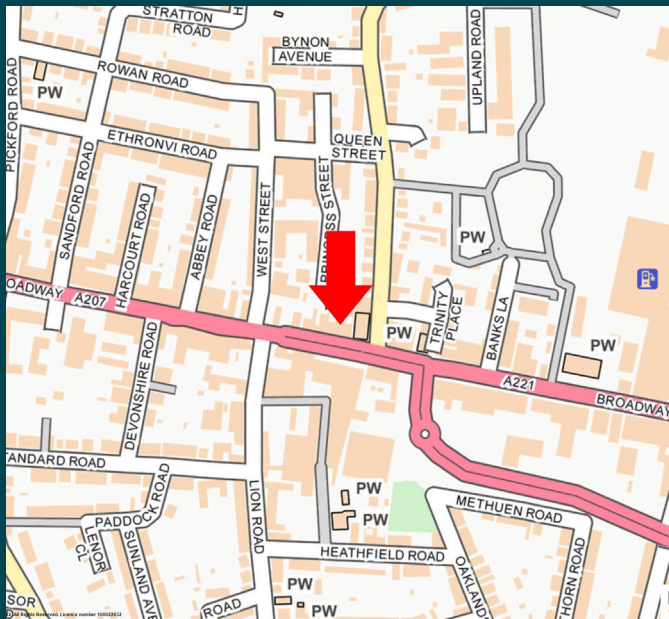
The Wrong' Un occupies a prominent position in Bexleyheath, fronting busy Broadway which provides access to the Broadway shopping centre when travelling east and nearby Welling when travelling west.

The surrounding area is predominantly commercial with nearby occupiers including Asda, Primark, Premier Inn and Anytime Fitness.

## DESCRIPTION & ACCOMMODATION

The Wrong' Un comprises the ground floor of a mid-terraced property under a pitched and flat roof with separate access for the office premises at the first floor which sits outside of the demise of the pub.

Ground Floor: Trading accommodation with bar servery to the side and seating on a mix of loose tables and chairs and fixed bench seating. Customer WC's, a trade kitchen, beer cellar and a managers office are also located at this level.



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## APPROXIMATE FLOOR AREAS

Floor	Description	Sq M	Sq Ft
Ground	Trading/ Ancillary	411.7	4,432
<b>Total</b>		<b>411.7</b>	<b>4,432</b>

Purchasers are advised to check these area which are indicative only and show best estimates under the current configuration.

## TENURE

Held on a lease expiring 24th March 2028 at a current rent of £75,000 per annum subject to an upwards only review on 25th March 2023.

## RATEABLE VALUE & EPC

2017 Rateable Value - £95,000

An EPC is in the course of preparation.

## PREMISES LICENCE

The property benefits from a premises licence permitting the sale of alcohol until 00:00 Monday to Sunday.

## TRADING INFORMATION

Historic trading information may be available to interested parties upon written request.

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## FIXTURES AND FITTINGS & STOCK

Fixtures and fittings with the exception of all tills, IT equipment, leased and branded items can be included as part of the sale should they be required. Stock will be removed from the premises prior to completion.

## VIEWINGS & TERMS

Interested parties are asked to undertake discreet customer visits in the first instance. No formal viewings will be permitted unless arranged through the joint selling agents Savills and CBRE. Under no circumstances should any direct approach be made to any of our clients staff.

Offers are invited for the benefit of our clients leasehold interest.

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