

# WRONG 'UN

234-236 BROADWAY · BEXLEYHEATH · DA6 8AS

## LEASEHOLD

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





# WRONG 'UN

234-236 BROADWAY · BEXLEYHEATH · DA6 8AS

- **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.

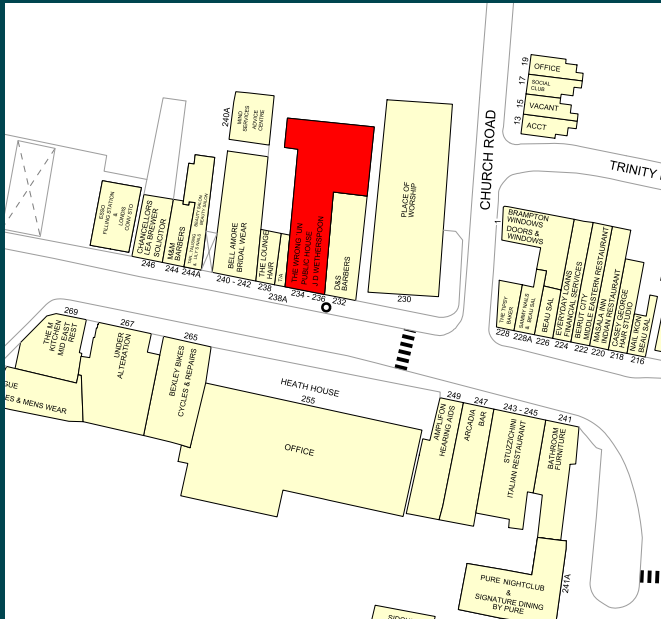
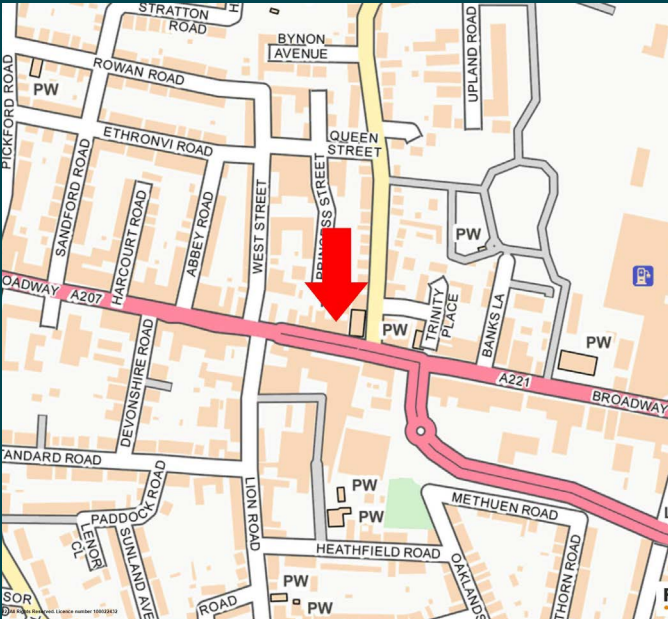
The 'Wrong' Un occupies a prominent position in Bexleyheath, fronting busy Broadway which provides access to the Broadway shopping centre when travelling east and nearby Welling when travelling west.

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.



# WRONG 'UN

234-236 BROADWAY · BEXLEYHEATH · DA6 8AS



## APPROXIMATE FLOOR AREAS

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

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

2023 Rateable Value - £89,000

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.



# WRONG 'UN

234-236 BROADWAY · BEXLEYHEATH · DA6 8AS

## 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.

To see further available JD Wetherspoon Public Houses across England, Scotland and Wales please visit: [jdwdisposals.co.uk](http://jdwdisposals.co.uk)



# CBRE

### Toby Hall

T: 020 7182 2259  
M: 07785 253055  
[toby.hall@cbre.com](mailto:toby.hall@cbre.com)

### James Brindley

T: 020 7182 2651  
M: 07827 356616  
[james.brindley@cbre.com](mailto:james.brindley@cbre.com)



### Stuart Stares

T: 020 7299 3088  
M: 07807 999841  
[sstares@savills.com](mailto:sstares@savills.com)

### Paul Breen

T: 020 7877 4555  
M: 07767 873353  
[pbreen@savills.com](mailto:pbreen@savills.com)

### DISCLAIMER: April 2023

CBRE Limited and Savills on its behalf and for the Vendors or Lessors of this property whose Agents they are, give notice that:

1. These particulars are set out as a general outline only for guidance to intending Purchasers or Lessees, and do not constitute any part of an offer or contract.
2. Details are given without any responsibility and any intending Purchasers, Lessees or Third Parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No person in the employment of CBRE Limited or Savills plc has any authority to make any representation or warranty whatsoever in relation to this property.
4. Unless otherwise stated, all prices and rents are quoted exclusive of VAT