

315 - 321 Broadway, Bexleyheath

DA6 8DT



For Sale

Price on application

Leisure Investment Opportunity

- For Sale Feehold
- Producing £104,000 annual income from Oct 2026
- Prominent Leisure Facility
- Let to Greenwich Leisure Limited operating as a 'Better' fitness centre
- Town Centre Location

Location

The property is situated on Broadway, the principal retail and leisure thoroughfare in the centre of Bexleyheath within the London Borough of Bexley. The unit occupies a prominent position within the town centre close to the Broadway Shopping Centre and a range of national and independent retailers, restaurants and leisure operators. The location benefits from strong public transport connectivity, with Bexleyheath railway station located approximately a short walk to the south providing regular services into Central London, together with numerous bus routes operating along Broadway.



Description

The property registered under title no K148621 comprises a fitness centre situated over ground and first floors totalling approx 9,606 sqft (892 sqm) on on a site area of approx 0.46 acres. In addition there is staff living accommodation (3 bedroom flat) at first floor. Th eforecourt area to the front provides for 35+ parking spaces.

Lease

The whole of the property is let to Greenwich Leisure Limited on a lease expiring 10th October 2031 which is subject to rent reviews in 2026, and 2031. The reviews are indexed linked capped and collared at 5% & 2%. The current passing rent is £99,255 pax with an estimated increase to £104,186 pax in October 2026



Tenant Profile

Greenwich Leisure Limited (GLL) (Registered Society No.: IP27793R) is the UK's largest charitable social enterprise provider of public leisure, health and cultural services, operating under the "Better" brand. The organisation manages leisure centres, sports facilities, libraries and cultural venues on behalf of local authorities across the UK with annual turnover exceeding £300m.



Terms

The property is offered freehold subject to the above tenancy. Price upon application.

Energy Performance Certificate

To be re-assessed.

Rateable Value

The property has a 2026 rateable value of £162,000.

AMLR

In line with current Anti-Money Laundering Regulations, all prospective tenants or purchasers will be required to provide satisfactory identification and verification documentation before any offer can be accepted. We may undertake electronic checks to comply with these obligations.

Summary

Price	Price on application
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	D (91)

Viewing & Further Information

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