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**FREEHOLD PROPERTY IN PLUMSTEAD FOR SALE**

**HUMMERSTONE & HAWKINS**

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**TWO STOREY BUILDING / D1 USE 12 THE SLADE**

**112 Timbercroft Lane**

**Plumstead,**

**SE18 2SG**

**TENURE: FREEHOLD**

**ASKING PRICE: £140,000**

**HUMMERSTONE & HAWKINS**

**0208 303 1061**

* **VACANT GROUND FLOOR RETAIL PREMISES**
* **FIRST FLOOR FLAT HELD ON A 125 YEAR LEASE / GROUND RENT £250pa**
* **WITHIN A DENSLEY POPULATED RESIDENTIAL AREA**
* **SALES AREA OF APPROX. 540 SQUARE FEET / 50.2 SQUARE METRES**

**PLUMSTEAD SE18 2NB 190 SQ M/2,045 SQ FT**

**PARKING SPACES TO FRONT**

**SMALL REAR GARDEN**

**EPC FREEHOLD**

**PRICE £795,000**

**LOCATION:**

Plumstead is a district of South East London located in the London Borough of Greenwich.  It is located some 2 miles east of Woolwich, approx. 3.5 miles north-west of Bexleyheath and around 2 miles north of Welling.

The subject property enjoys a prominent trading position on the corner of Timbercroft Lane and Flaxton Road, directly opposite Timbercroft Primary School. Immediately surrounding is essentially a densely populated residential area.

**DESCRIPTION:**

The subject property comprises an end terrace two storey property constructed circa 1890 with on the ground floor a lock up retail premises with a residential flat above. The flat is already held on a 125 year lease.

We understand that the property has been in the same family hands for the past 60 years in which time the retail premises has traded as a neighbourhood convenience store.

Ground floor

A single entrance door leads in to a retail area of approximately 540sq.ft (50.2 sq. m). Behind the sales area is a kitchen 135sq.ft (12.5 sq. m) and a staff toilet.

First floor

The flat which is arranged over the first floor is being retained by the current owner and held on a 125-year lease. Access to the flat is at the rear of the building.

Ground rent paid is said to be £250 per annum.

**TENURE:**

We are informed that the property is freehold.

**EPC:**

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**RATES:**

We understand that the rateable value is £5,100 per annum and therefore should qualify for small business rate relief.

**LEGAL FEES**:

Each party are to be responsible for their own legal costs

**VIEWING ARRANGEMENTS:**

**No direct approach may be made to the property / business. For an appointment to view, please contact the agent.**

Hummerstone & Hawkins

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