

# HUMMERSTONE & HAWKINS

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## OFFICE BUILDING WITH ADJOINING CAR SALES OFFERING DEVELOPMENT POTENTIAL (STPP)



GROUND & FIRST FLOOR OFFICE BUILDING + 2 PARKING SPACES.

WITH ADJOINING CAR SALES LOT TO THE REAR

OFFICE LEASE ENDS NOV 2020  
CAR SALES LEASE END MAY 2021

CURRENT RENTAL INCOME OF £22,800 PER ANNUM.

POSSIBLE DEVELOPMENT POTENTIAL (STPP).

WALKING DISTANCE OF STATION & TOWN CENTRE.

**39 UPPER WICKHAM LANE**

**WELLING**

**DA16 3AD**

Tenure: **FREEHOLD**

Asking price: **£520,000**

Hummerstone & Hawkins  
Tel: 0208 303 1061

**LOCATION:**

The subject property is located on the busy Upper Wickham Lane some 100m north of the junction with the A207 (Bellegrove Road/ Welling High Street) in Welling, north west. Welling is approximately 7 miles south east of Central London and 5.5 miles west of Dartford within the London Borough of Bexley.

The premises are well situated on the corner of Springfield Road opposite Lidl's supermarket and in an area which is mostly occupied by a range of independent and specialist retailers.

The area has excellent road links with the A207 running westerly direction of Greenwich and an easterly direction of Dartford here upon connections can be made to the M25 and Dartford Crossing. The main A2 trunk road passes close by. Welling has its own mainline train station with a journey time into Central London of about 35 minutes

**DESCRIPTION:****Office Building:**

A two storey (plus attic storage) property offering a total floor area of around 146sq. m / 1,571sq. ft.

Ground floor main office:	36.96sq. m / 391sq. ft
Ground floor rear office:	25.67sq. m / 276sq. ft
First floor left front office:	15.35sq. m / 165sq. ft
First floor right front office:	6.27sq. m / 67sq.ft
First floor middle office:	23. 05sq.m / 24sq ft
First floor rear office:	22. 66sq.m / 244sq ft
Attic storage with sloping ceilings:	16. 09sq.m / 173sq.ft

The office building includes up to 4 car parking spaces with the parking area being the width of 2 cars.

**Car Sales**

A rectangular shaped plot witch is approximately 60' x 34'.

**TERMS:**

Offices at 39 Wickham Lane – We are informed that the premises is held under the terms of a 5 year lease which ends in November 2020 and at a passing rental of £15,000 per annum. We understand that the lease is held outside of the security of the Landlords and Tenants Act 1954.

Car sales at 39 Upper Wickham Lane – We understand that the land is held on a lease which ends in May 2021 and at a passing rental of £7,800 per annum. The lease as we understand is outside the security of the Landlords & Tenants Act 1954.

**TENURE:**

The property is freehold.

We are informed that the office building and the car sales are held under separate titles although both are within the same family.

**VAT:**

We understand that vat is not applicable.

These particulars are issued on the distinct understanding that all negotiations shall be conducted through Hummerstone & Hawkins, to whom the result of inspection should be communicated. Whilst every care is taken in their preparation, these particulars are in no way guaranteed to be correct and no tract. Responsibility cannot be accepted for inconvenience or loss viewing however caused, but appointments to view can be arranged by request.

**EPC:**

The property has an EPC rating of C

**RATES:**

Whilst the premises are tenanted, the responsibility of rates falls upon the tenant.

**LEGAL FEES:**

Each party are to be responsible for their own legal costs

**VIEWING ARRANGEMENTS:**

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



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