

# HUMMERSTONE & HAWKINS

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## SWANLEY – A LOCK UP SHOP TOGETHER WITH A 3 BEDROOM FLAT



LOCK UP PREMISES OF  
APPROX. 880sq ft

3 BED FLAT ARRANGED  
OVER 1<sup>ST</sup> & 2<sup>ND</sup> FLOORS

MAY SUIT A1/A2/A3/B1 &  
SOME D1 USES

LOCATED SOME 200 YARDS  
FROM TRAIN STATION

3 PARKING SPACES WITHIN  
FRONT FORECOURT

SUIT INVESTOR / OWNER  
OPERATOR / DEVELOPER

35 & 43 AZALEA DRIVE

SWANLEY

BR8 8HS

Tenure: FREEHOLD

Asking Price: £450,000

Hummerstone & Hawkins  
Tel: 0208 303 1061

**LOCATION:**

Swanley is a town in the district of Sevenoaks which is located inside the M25 motorway some 15 miles southeast of Central London. The nearest largest towns are Bexleyheath (6.5miles), Orpington (6 miles), Dartford (5 miles) and Sidcup (4.5 miles). Swanley has easy access to the M25, M20 and also the A20 being on the M25 Junction 3. The A2 is north of the town.

The subject property forms part on a small neighbourhood shopping parade and is located in a densely populated residential area. Other businesses within the parade include a Londis convenience store, a pharmacy and a hair and beauty salon. To one side of the parade is Horizon House, a development of one & two bedroom flats and to the other side Media House, a fairly sizeable office building.

Swanley has its own mainline station which is around a 200 yard walk from the subject property. The station provides a frequent service into London with an approximate journey time of 40 minutes.

**DESCRIPTION:**

A 3-storey mid terraced property comprising a ground floor lock up commercial premises together with a self-contained 3 bedroom flat arranged over the 1<sup>st</sup> and second floors. The flat has its own private access at the rear of the building. An unmade service road runs behind the 4 shops within the parade. The property also includes a garage at the rear of the property.

Ground Floor

A glazed frontage incorporating a single glazed entrance door leads into a rectangular shaped sales area of approximately 775 square feet. At the rear to the right-hand side is access to a kitchen area of around 90 square feet. To the rear left-hand side is a door providing access to a preparation room of 62 square feet. Behind is a toilet.

A door at the rear of the kitchen provides access for deliveries and loading. We understand that within the forecourt at the front of the parade that the property has 3 parking spaces.

First & Second Floors

A self-contained flat which benefits from both double glazing and central heating (untested) is accessed via a private entrance door at the rear of the property.

Approximate dimensions are as follows:

First floor hall	41sq. ft
First floor lounge	237sq. ft
First floor fitted kitchen	87sq. ft
Second floor landing	48sq. ft
Second floor bedroom 1	131sq. ft
Second floor bedroom 2	75sq. ft
Second floor bedroom 3	78sq.ft (max)
Second floor bathroom	44sq ft

Total floor area            741sq. ft

Interested parties could also investigate the potential to convert the upper floors into 2 separate flats, subject to the grant of planning permission.

**TENURE:**

We understand that the property is freehold

**VAT:**

We are informed by our clients that VAT will not be payable upon the sale price

**EPC:**

The property has an EPC rating of D - 92.

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.

**RATES:**

We understand from the Valuation Office Agency website that the ground floor commercial premises has a rateable value of £6,563 per annum. Prospective tenants may be able to obtain full relief from business rates and would be advised to contact Sevenoaks Borough Council to confirm this.

**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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Sales area



Kitchen within the flat

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