

# HUMMERSTONE & HAWKINS

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## FREEHOLD INVESTMENT FOR SALE



Freehold – Mixed use investment opportunity offered for sale.

Ground floor commercial unit with rental income of £13,200pa.

Refurbished flat with projected rental income of £850 - £900pcm.

Located close to Welling corner and near to the train station.

Shop trading as a tanning / beauty parlour since 2015.

New lease to be negotiated for the ground floor premises.

**43 & 43a Upper Wickham Lane**

**Welling**

**DA16 3AD**

**Tenure: Freehold**

**Rental: £415,000**

**Hummerstone & Hawkins**  
**Tel: 0208 303 1061**

**LOCATION:**

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

Nearby businesses along Upper Wickham Lane include Lidl, Superdrug plus a number 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 Dartford crossing. The main A2 trunk road passes close by, Welling has it's own mainline train station with a journey time into Central London of about 35 minutes.

**DESCRIPTION:**

The subject property is comprised of a ground floor commercial premises and a self-contained residential unit at first floor level.

The current use of 43 Upper Wickham Lane is as a tanning and beauty parlour.

The subject flat at first floor level is accessed via a private entrance door at the front of the property.

**INTERNAL DETAILS:**

43 Upper Wickham Lane – A traditional shop front including a single entrance door leads into a reception / waiting area. From here an inner passageway leads to the rear of the property with doors off leading to a mix of tanning and treatment rooms. There is also access to a tea making area, toilet and store cupboards. At the rear of the property is a store / garage.

Approximate measurements:

Depth 32.036m / 105ft

Maximum Width 3.850m / 12.6ft

At the time of our inspection, we were unable to gain access to all of the rooms meaning that our measurements are not confirmed.

43a Upper Wickham Lane – A well- presented and recently decorated first floor flat. A private entrance door at the front of the property leads into an entrance hall which provides some storage space plus directly in front are stairs that lead up to a first floor landing. Separate doors lead to a lounge (194sq ft), fitted kitchen (135sq ft), bedroom (123sq ft) and a shower room.

**TERMS:**

43 Upper Wickham Lane has been let to the same tenant since 2015. Currently there is no lease in place although we have been informed that the tenant would be open to agreeing a new lease. The rent being paid is £1,100 per calendar month which equates to £13,200per annum.

43a Upper Wickham Lane – With the flat having undergone redecoration and improvements during August 2021 the current freeholders have decided to leave the flat empty in order that new owners can make their own plans. Prior to the improvements we understand that the flat had been let a £850pcm.

**EPC:**

43 Upper Wickham Lane WELLING DA16 3AD		Energy rating <b>E</b>	43A UPPER WICKHAM LANE WELLING DA16 3AD		Energy rating <b>D</b>
Valid until 18 July 2031	Certificate number 5015-6399-1041-6921-4971		Valid until 18 July 2031	Certificate number 0380-2211-8030-2299-0861	

**RATES:**

The business rates are the responsibility of the tenants.

**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.**

Hummerstone & Hawkins T: 0208 303 1061



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.