

# HUMMERSTONE & HAWKINS

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## FREEHOLD INVESTMENT IN CRAYFORD FOR SALE



**TOTAL RENTAL INCOME £24,964  
PER ANNUM.**

**MICRO PUB, 12 YEAR LEASE /  
RENT £13,000 PER ANNUM.**

**2 BEDROOM FLAT PREVIOUSLY  
RENTED AT £997pcm**

**POPULAR LOCATION IN  
CENTRE OF CRAYFORD.**

**INVESTMENT YIELD OF  
APPROX 6.32%**

**EXCELLENT INVESTMENT  
OPPORTUNITY**

**3 & 3a Empire Buildings**

**Waterside, Crayford**

**DA1 4JJ**

**Tenure: Freehold**

**Asking Price: £395,000**

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

**LOCATION:**

Crayford is located in the London Borough of Bexley approximately 16 miles south east of Central London, some 2 miles west of Dartford and around 2 miles east of Bexleyheath.

The subject property benefits from much passing trade with the High Street being a main thoroughfare carrying traffic to and from Crayford town centre. The businesses immediately neighbouring this premises are mainly independent and specialist retailers. The town has a busy shopping centre with a good mix of both independent and national retailers. There are good links to the A2 trunk road linking to London and M25.

**DESCRIPTION:**

The subject property is comprised of a ground floor lock up premises together with a singular residential unit at first floor level.

The current use of number 3 Waterside is as a micro pub.

There is a paved pathway directly to the front of the property plus along Waterside there is customer parking for the parade of shops. The property also enjoys rear vehicular access.

The subject flat at first floor level is accessed via a rear right of way.

**INTERNAL DETAILS:**

3 Empire Buildings - A glazed frontage with signage over and secured by a shutter leads into the main public area which at the rear includes the bar area. Behind is a kitchen, a toilet plus a room previously used as separate storerooms but now forms part of the micro pub. There is also a passageway leading out to the rear.

## Approximate measurements

Main bar area 51.465sq m. / 554sq ft  
Kitchen 8.806sq m. / 95sq ft  
Storeroom 26.480sq m. / 285sq ft  
Covered passageway 9.550m x 1.731m  
Toilet

3a Empire Buildings - Access via a rear right of way. External cast iron steps lead up to the first floor. An entrance door leads into:

An entrance hall which has doors leading to all rooms which include, a lounge, kitchen, bathroom and 2 bedrooms.

## Approximate measurements

Lounge 14.197sq m. / 153sq ft  
Kitchen 5.701sq m. / 61sq ft  
Bedroom 1 16.782sq m. / 178sq ft  
Bedroom 2 6.788sq m. / 73sq ft  
Bathroom 7.984sq m. / 86sq ft

**TENURE & LEASE DETAILS:**

3 Empire Buildings – The premises is held on a full repairing and insuring lease for a term of 12 years from 2021 and at a rental of £13,000 per annum. The rent is subject to reviews at the end of the 4<sup>th</sup> and 8<sup>th</sup> year. The lease includes a tenant break clause at the expiry of year 4.

3a Empire Buildings – The flat has been vacant since September 2021 after having been let via the local council at £997 per calendar month. Once the flat became vacant the council have entered the property and carried out improvements.

We are given to understand that the property is freehold.

**EPC:**

3a Empire Buildings Waterside Crayford DARTFORD DA1 4JJ		Energy rating <b>D</b>	3 WATERSIDE CRAYFORD DARTFORD DA1 4JJ		Energy rating <b>C</b>
Valid until <b>23 August 2028</b>	Certificate number <b>8148-7928-5430-7984-6926</b>	Valid until <b>15 July 2031</b>	Certificate number <b>7806-0148-7498-6680-2735</b>		

**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.