

# HUMMERSTONE & HAWKINS

www.hummerstone.co.uk

## FOR SALE – FREEHOLD BLACKFEN, SIDCUP



2 Storey end terrace property  
offered with vacant possession

Ground floor area of C. 48 sq. m /  
517 sq. ft

1<sup>st</sup> Floor ancillary of C. 39.848sq  
m. / 429 sq. ft

1<sup>st</sup> Floor conversion / rear  
extension potential (STPP)

Property includes parking to the  
front of the property

Ideal investment or suitable for an  
owner operator

**10 Wellington Parade**

**Blackfen Road**

**Sidcup, DA15 9NB**

**Tenure: FREEHOLD**

**Asking Price: £295,000**

Hummerstone & Hawkins  
Tel: 0208 303 1061

**LOCATION:**

Blackfen is a largely residential area of South East London within the London Borough of Bexley and is located some 3 miles north of Sidcup, 1 mile south of Welling and around 2 miles west of Bexleyheath.

The area has excellent road links with the A210 (Blackfen Road) running in a westerly direction to Eltham and an easterly direction to Bexley. The main A2 trunk road passes close by where connections can be made to the M25 and Dartford Crossing.

Blackfen has a busy shopping centre with businesses in the area including a CO-OP supermarket, Tesco's express, Costa Coffee, Betfred, Coral and numerous independent and specialist retailers.

The subject property forms part of the popular Wellington Parade near to the crossroads with Blackfen Road, Westwood Lane and Wellington Avenue. A pedestrian walkway runs between the properties at 8 & 10 Wellington Parade connecting the Co-op car park to the shops on Wellington Parade.

**DESCRIPTION:**

The subject property is a 2 storey end terraced building comprising of a ground floor 'E' class premises together with office & ancillary space over.

Access to the first floor is via an internal staircase from the main retail area.

Ground floor

A glazed frontage incorporating a single entrance door under a signage and protected by an electric shutter leads into a main sales area. At the rear there are two rear treatment rooms.

First floor

A landing which has doors leading to all rooms including an office at the front of the property, a middle office, a kitchen at the rear and a toilet.

The property includes a forecourt which provides customer / staff parking. At the rear of the building is a yard which is accessed via a wooden gate from the side walkway.

**APPROXIMATE MEASUREMENTS:**

Shop depth: 7.801m / 25.5ft

Internal width: 4.370m / 14.3ft

G/F Main sales area: 34.090sq m / 367sq ft.

G/F Treatment room 1: 4.442sq m / 47.8sq ft.

G/F Treatment room 2: 9.188sq m / 98.9sq ft.

F/F Landing: 4.311sq m / 46.4sq ft.

F/F Front office: 15.913sq m / 171.2sq ft.

F/F Middle office: 13.316sq m / 143.3sq ft.

F/F Kitchen: 6.032sq m / 64.9sq ft.

F/F Toilet: 2.284sq m / 24.6sq ft.

Rear yard 8.885m x 4.451m / 29.2ft x 14.6ft.

**TENURE:**

We are informed that the property is freehold.

**EPC:**

The premises has an EPC rating of E.

**RATES:**

We understand from the VOA website that the premises has a rateable value of £9,900 per annum and should therefore qualify for small business rate relief, but we would always advise interested parties to make their own enquiries direct with Bexley Council.

**LEGAL FEES:**

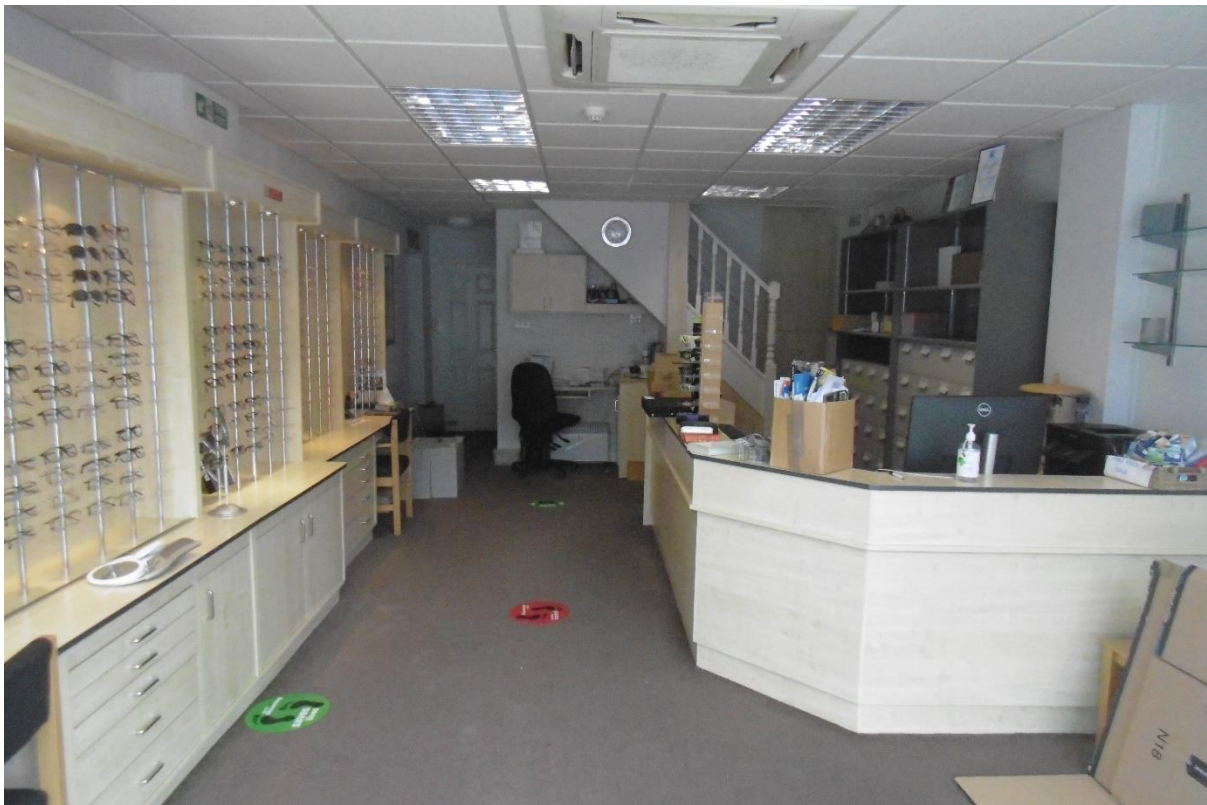
Each party are to be responsible for their own legal costs

**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

Please note that property particulars are prepared as a general guide to the property for the convenience of a prospective purchaser or tenant and are intended for people who are familiar with commercial transactions. If you are not sure that you fit this description you should take the relevant independent advice before proceeding further. Whilst every care is taken in their preparation, these particulars are in no way guaranteed to be correct and are made without responsibility on the part of Hummerstone & Hawkins Ltd or the client. They do not obviate the need to make appropriate searches, enquiries and inspections. Statements herein are not to be relied upon as statements or representations of fact; any acquirer must satisfy themselves as to the correctness and any error, omission or mis-description therein shall not affect or annul the sale or be grounds for rescission or compensation. Hummerstone & Hawkins Ltd have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Measurements are approximate and should be verified by an acquirer.





Find out more about Hummerstone & Hawkins Ltd and our services at [www.hummerstone.co.uk](http://www.hummerstone.co.uk).  
Registered office 144 Welling High Street, Welling, Kent, DA16 1TN.