

HUMMERSTONE & HAWKINS

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PLUMSTEAD

MIXED USE INVESTMENT FOR SALE



Comprising a lock up 'E' class shop with a singular flat.

Ground floor unit has a total floor area of C. 20.632sq m / 220sq ft.

One bedroom flat arranged over ground & first floors.

Well located close to Plumstead High Street.

Being sold with full vacant possession.

Ideal investment or for an owner operator.

71 / 71a Lakedale Road

Plumstead

SE18 1PR

Tenure: FREEHOLD

Asking price: £395,000

Hummerstone & Hawkins
Tel: 0208 303 1061

LOCATION:

The subject property is located on Lakedale Road an area of both residential and commercial properties.

Local shopping and town centre amenities can be found on Lakedale Road and Plumstead High Street which is within 100 yards.

Plumstead train station is within easy reach and local bus services include the 96, 422, 177 and the 53.

Local schools include Bannockburn Primary School, Conway Primary School, Corelli college and Riplings Pre- School.

DESCRIPTION:

The subject property is comprised of a ground floor E class premises and a singular residential unit at ground and first floor levels.

The use of 71 was for many years as a hairdressers but will be being sold with vacant possession.

There is a front driveway to both units which is suitable for parking. The property also includes a rear garden of approx. 70 ft and which can be accessed from both the shop and flat.

INTERNAL DETAILS:

71 Lakedale Road - Double glazed window to front incorporating a single entrance door leads into the main retail area. Demountable walls provide an internal room to the left corner. The retail area is finished off with a suspended ceiling and laminate flooring. The premises includes an outside WC.

Approximate measurements: Depth 6.364 metres x width 3.242 meters
Total 20.632sq m / 220sq ft.

71a Lakedale Road – Access is at the front of the building leading into an entrance hallway where stairs lead up to the first floor. The accommodation comprises on the ground floor a fitted kitchen and bathroom and over the first floor a lounge and double bedroom. The accommodation is double glazed and has gas central heating.

Approximate measurements: Kitchen 7.541sq m / 81sq. ft,
Lounge 15.649sq m / 168sq. ft
Bedroom 8.701sq m / 94sq. ft.
Bathroom.

TENURE & TERMS:

Both 71 & 71a are to be sold with vacant possession.

We are given to understand that the building is freehold.

EPC:

71 Lakedale Road has an EPC rating of and 71a an EPC has been commissioned.

RATES:

71 Lakedale Road has a rateable value as evidenced from the Valuation Office Agency (VOA) website of £4,350 meaning that it would qualify for small business rate relief.

71a Lakedale Road has a council tax banding on A

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](tel:02083031061)

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.

