

HUMMERSTONE & HAWKINS

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FOR SALE – FREEHOLD INVESTMENT IN ABBEY WOOD



Freehold - Mixed use investment property for sale.

Ground floor pharmacy held on lease to 2027.

2 / 3 bedroom flat arranged over the upper floors – vacant.

Shop rental £15,000 per annum
Projected flat rental C. £1,250pcm

Located in Abbey Wood on the Plumstead border.

Investment yield of C. 6.50%

9 & 9A Wickham Lane

Abbey Wood

SE2 0XJ

Tenure: FREEHOLD

Asking price: £460,000

Hummerstone & Hawkins
Tel: 0208 303 1061

LOCATION:

The subject building is located within a small parade on Wickham Lane at the busy roundabout linking with the Eastern end of Plumstead High Street with the immediate surrounding area being a mix of both commercial and residential properties.

Local shopping and amenities can be found within Plumstead High Street and Welling town centre which is approx. 1.9 miles away.

The property is around a mile of two mainline train stations with Plumstead Station approx. 0.8 miles away where there is a frequent service into London Charing Cross (39 mins) and to London Cannon Street (37 mins). Abbey Wood Station is some 1.1 miles away which benefits from Crossrail services which enables commuters to travel to Canary Wharf (approx. 11 mins) and Bond Street (approx. 25 mins).

DESCRIPTION:

The subject property is comprised of a ground floor retail unit and a singular residential unit at first and second floor levels.

The current use of 9 Wickham Lane is as a pharmacy.

The subject flat at first and second floor level is accessed at the front of the building.

INTERNAL DETAILS:

9 Wickham Lane – A glazed frontage incorporating a central entrance door under a signage leads into the main open plan retail area. To the left of the sales area is a door to stairs which lead down to the basement. At the rear and to the right hand side is a door to an internal side passageway leading to a tea making area, toilet and a door out to the garden.

The premises includes a small rear garden which can be accessed either via the shop or from the rear.

Approximate measurements – Main retail area 64.014 sq. m / 689sq. ft
Basement 33.070 sq. m / 356sq. ft.

9a Wickham Lane – Access is via a private entrance door at the front of the building. Stairs lead up to a first floor landing where there are doors leading to a lounge to the front, a kitchen to the rear, a bathroom and a bedroom / dining room. Stairs lead up to two further bedrooms.

Approximate measurements – Lounge 211 sq. ft
Kitchen 143 sq. ft
Bedroom 105 sq. ft
Bathroom 41 sq. ft
Bedroom 85 sq. ft
Bedroom 173 sq. ft

TERMS:

9 Wickham Lane is let on a 15 year lease from 10th September and ending on 9th September 2027. The passing rental is £15,000 per annum. We understand that the next review date 13 September 2023.

9a Wickham Lane is to be sold with vacant possession.

We are given to understand that the building is freehold.

EPC:

9 Wickham Lane has an EPC rating of C

9a Wickham Lane has an EPC rating of E

RATES:

We understand that the business rates payable are the responsibility of the tenants.

The flat tax band is 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

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