

FREEHOLD MIXED USED PROPERTY FOR SALE



'Mixed use freehold property for sale

Shop of C. 435sq ft plus external stores of C. 614sq ft.

Split level 3 bedroom flat arranged over upper floors.

Flat held on an AST at a modest rental of £15,000 per annum.

Projected rental of the ground floor C. £16,000pa.

Popular search area for commercial applicants.

14 & 14a Falconwood Parade

The Green

Welling, DA16 2PL

Tenure: FREEHOLD

Asking Price: £440,000

Hummerstone & Hawkins
Tel: 0208 303 1061

LOCATION:

Falconwood Parade is a busy neighbourhood shopping centre which is located within a densely populated residential area around a mile from Welling town centre. Other businesses within the immediate vicinity include a Co-op Food store, a news agent, an education centre, a restaurant and other take away outlets plus a number of other independent and specialist operators. The shops overlook the recreational facilities at Falconwood Park.

For customers using the parade there is ample kerbside parking.

DESCRIPTION:

The property is that of a 3 storey mid-terraced building which comprises of a ground floor lock-up 'E' class premises with at the rear a former bakehouse and store. Arranged over the upper floors is a well presented three bedroom flat. The shop occupies the ground floor only and has frontage overlooking Falconwood Park.

14 Falconwood Parade is offered with vacant possession and is a shell condition.

The subject flat arranged over the first and second floors and is accessed via a private door at the front of the building.

INTERNAL DETAILS:

114 - A recessed entrance door leads into an open plan floor area. At the rear, is a door which leads out to the rear yard and the former bakehouse which is now used for storage. Adjoining the bakehouse at the rear is a further store.

We understand that the external store has a side walkway leading out to an unmade rear access road which serves the parade of properties.

We have been informed by our client that the premises includes a rear parking space although interested applicants are advised to seek their own confirmation of this as at the time of our inspection, we didn't see any title plans.

APPROXIMATE MEASUREMENTS:

Total floor area 40.397sq m / 435sq ft.
External store 36.349sq m / 391sq ft.
Adjoining store 20.712sq m / 223sq ft.
Rear yard 42.740sq m / 457sq ft.

114a - A 3 bedroom flat accessed via an entrance door at the front of the property. Stairs lead up to a main landing where there are further stairs up to the second floor plus doors leading to:

Lounge 11'02" x 11'05"
Kitchen 9'01" x 7'01"
Bedroom 1 14'08" x 10'08"

Second floor

Bedroom 2 8'06" x 5'05" plus 9'08" x 12'10"
Bedroom 3 8'03" x 6'10" plus 4'11" x 7'01"

TERMS:

We understand that 14a let on an AST till May 2023 at a passing rental of £15,000pa. A recent rental appraisal of the flat suggested the current rental to now be in the region of £17,400pa

EPC:

14 Falconwood Parade has an EPC rating of C.
14a Falconwood Parade has an EPC rating of D.

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)

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