

HUMMERSTONE & HAWKINS

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FOR SALE – FREEHOLD BLACKFEN, SIDCUP



2 Storey property offered with vacant possession

Ground floor area of C. 45.177sq. m / 486sq. ft

1st Floor ancillary of C. 36.239sq m. / 391sq. ft

1st Floor conversion / rear extension potential (STPP)

Property includes tarmac front forecourt for parking.

Existing business is relocating to a nearby town.

8 Wellington Parade

Blackfen Road

Sidcup, DA15 9NB

Tenure: FREEHOLD

Asking Price: £350,000

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 mid 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 which is at a lobby area at the rear of the main retail area.

Ground floor

A glazed frontage incorporating a single entrance door under a signage into the main sales area. At the rear there is a door to an inner lobby plus access to a side passageway which has a door to a storeroom plus a door to the rear garden.

First floor

A landing which has doors leading off to a room at the front of the building, a middle room plus a room at the rear. There is also a cloakroom with a toilet plus a wash hand basin.

The property includes a forecourt which provides customer / staff parking. At the rear of the building is a garden.

APPROXIMATE MEASUREMENTS:

G/F Main sales area: 29.484sq m / 317sq ft
G/F Passageway: 5.956sq m / 64sq ft
G/F Storeroom: 9.747sq m / 105sq ft
TOTAL: 45.187sq m / 486sq ft

F/F Front office: 16.098sq m / 171.2sq ft
F/F Middle office: 11.641sq m / 143.3sq ft
Cloakroom: 2.500sq m / 27sq ft
F/F Rear office: 6.000sq m / 65sq ft
TOTAL: 36.239sq m / 391sq ft

Rear yard: 42sq / 452sq ft.

TENURE:

We are informed that the property is freehold.

EPC:

The premises has an EPC rating of D.

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

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