

FREEHOLD OPPORTUNITY IN BEXLEYHEATH FOR SALE



2 storey former stable building located behind 284 Broadway.

Ground floor formally used as a clinic with kitchen, WC & storage

Well presented one bedroom flat arranged over first floor.

Ground floor C. 468sq ft.
First floor C. 457sq ft.

May suit ground floor conversion to a residential flat (stpp)

Convenient for both the main town centre + train station.

Unit 1 & Flat 2 Old Stable

1a Harcourt Road

Bexleyheath, DA6 8AQ

Tenure: FREEHOLD

Asking Price: £250,000

**Hummerstone & Hawkins
Tel: 0208 303 1061**

LOCATION:

The subject property is located at the rear of 284 Broadway in a mixed commercial and residential area near to the centre of Bexleyheath. Access to the unit is from Harcourt Road via a hardened but not properly surfaced rear access road. The Broadway is a main thoroughfare carrying traffic travelling to and from Bexleyheath town centre. The Broadway is also a main bus route. Bexleyheath town has a busy shopping centre with a good mix of both local and national retailers. There are good road links to the A2 trunk road linking London and the south and also connecting to the M25 and Dartford Crossing. Bexleyheath has its own mainline train station which is located near to the subject property.

Description

The subject property is comprised of a ground floor lock up workshop together with a singular residential unit at first floor level.

We understand that the former use of Unit 1, Old Stable was as a clinic.

The subject flat can be accessed via a staircase located externally to the side of the building.

Internal details

Unit 1, Old Stable – Access to the ground floor is via either a pedestrian door or a wider entrance by a metal up and over door. The current configuration is as a clinic consulting room, kitchen, WC/shower plus a storage area.

Approximate measurements:

Clinic: 43.48sq m / 468sq ft.

Ceiling height: 2.7sq m / 8.9ft

Flat 2 – Access is via an external staircase at the side of the building. An entrance door leads into a hallway where on the right is a bedroom and directly in front leads into the lounge. At the rear of the lounge are two doors, to the right into a shower room and to the left into a kitchen.

The accommodation is double glazed & centrally heated.

Approximate measurements:

Total floor area: 42.44sq m / 457sq ft.

TENURE:

The property is believed to be freehold.

SERVICES:

All main services are believed to be connected. Some additional services and adaptation may be required to make both units self-contained.

MARKETABILITY:

We feel that there would be a good demand for this flat to be rented due to the convenient location plus the layout / fit out.

The ground floor clinic appears suitable for a select number of commercial uses or for storage / workshop. A buyer may also look to convert this to a further one bedroom flat (stpp).

EPC:

Flat 2 has an EPC rating of E.
Unit 1 has an EPC rating of E.

RATES:

We advise all interested parties to make their own relevant enquiries with Bexley council to confirm the rateable value and if therefore the premises qualifies for small business rate relief.

PLANNING:

It appears that there is a lawful development certificate for the use of the first floor for residential purposes and the ground floor as a clinic. The certificate of lawfulness we believe was granted on the 4th April 2019 by 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](tel:02083031061)

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