

HUMMERSTONE & HAWKINS

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GROUND FLOOR INVESTMENT PROPERTY FOR SALE



Ground floor commercial investment opportunity.

Rental income totals £15,000 per annum.

Shop is held on a 3 year sub lease from 2023.

Floor area of approximately 51.8sq m / 556sq ft.

The premises appear to have been maintained in good order.

Good location nr train station & opposite Tesco's Express.

123 Bellegrove Road

Welling

DA16 3QS

Tenure: 999 Year lease

Asking Price: £220,000

Hummerstone & Hawkins
Tel: 0208 303 1061

LOCATION:

The subject property fronts onto Bellegrave Road (A207) in an established retail area opposite a Tesco's Express and next to a Shell Petrol Station. Bellegrave Road connects to Welling High Street and Shooters Hill and is a busy local thoroughfare and main bus route.

Bellegrave Road and Welling High Street form one of the longest shopping streets in south east London which helps the premises enjoy high volumes of passing trade throughout the day. There are parking restrictions along Bellegrave Road with metered parking available or free parking in nearby side roads.

Welling has its own mainline railway station which is within a short walk of this property and offers a frequent service into London Victoria & Cannon Street of between 33 & 44 minutes.

DESCRIPTION:

The subject property is comprised of a ground floor retail unit within a three storey building. We understand that there is a singular residential flat arranged over the upper floors but this is not included in this transaction.

The use of 123 Bellegrave Road is as a nail bar. t

TERMS:

123 Bellegrave Road is let on a 3 sub year lease, starting 2023 and ending 2026. We are informed that the base rent detailed on the lease is £1,250pcm which equates to £15,000pa.

ASKING PRICE:

Offers are invited off an asking price of £220,000.

EPC:

123 Bellegrave Road has an EPC rating of C.

RATES:

We understand that the business rates are the responsibility of the tenants,

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

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.