

MIXED USE INVESTMENT PROPERTY FOR SALE



Ground floor E class premises
producing rental of £15,000pa.

3 Bed flat arranged over upper
floors – Rental of £24,000pa

Investment yield of Circa. 7.24%
(13.80 Years purchase)

Commercial premises let until
2026.

Residential tenant of some 4 – 5
years.

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

141 & 141a Bellegrove Road

Welling

DA16 3QS

Tenure: FREEHOLD

Asking Price: oieo £530,000

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 and a singular residential unit at first & second floor level.

141 Bellegrave Road - The current use is as an office. We have looked at the VOA (Valuation Office Agency) website and the approximate measurements are listed as the office having a total floor area of 62sq m. / 662sq ft. The premises includes one parking space.

141a Bellegrave Road – The flat is accessed at the rear of the building. We have not inspected the flat and been advised by the vendor that the 3 bedroom accommodation is arranged over first and second floors.

TERMS:

141 Bellegrave Road is let on a 3 year lease, starting 2023 and ending 2026. We are informed that the base rent detailed on the lease is £1,200pcm which equates to £14,400pa.

141a Bellegrave Road was held on an assured shorthold tenancy until December 2023. We are informed that rent being paid is £2,000pcm which equates to £24,000 per annum.

We are given to understand that the building is freehold.

ASKING PRICE:

Offers are invited in excess of an asking price of £530,000.

EPC:

141 Bellegrave Road has an EPC rating of E.

141a Bellegrave Road has an EPC commissioned.

RATES:

141 Bellegrave Road - We understand that the business rates are the responsibility of the tenants,

141a Bellegrave Road – The flat has a council tax banding of C.

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](https://www.hummerstone.co.uk)

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.

