

# HUMMERSTONE & HAWKINS

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## FREEHOLD PROPERTY FOR SALE



Ground floor commercial unit.  
Ancillary arranged over first floor.

Planning approved March 2024 to  
convert 1<sup>st</sup> floor to residential flat.

Ground floor C. 63sq m / 681sq ft.  
First floor C. 66sq m / 711sq ft.

Property well located in the centre  
of town.

Situated with good transport links  
/ Close to train station.

End of chain / Vacant possession.

**39A Bellegrove Road**

**Welling**

**DA16 3PB**

**Tenure: Freehold**

**Asking Price: £395,000.**

Hummerstone & Hawkins  
Tel: 0208 303 1061

**LOCATION:**

The subject property enjoys a strong trading position on Bellegrave Road near to the busy junction of Bellegrave Road, Welling High Street, Upper Wickham Lane and Hook Lane. The immediate surrounding area is an established retail area and nearby businesses include, Boots Opticians, Superdrug, Screwfix, McDonald's, Paddy Power, KFC, Poundstretcher and many independent and specialist retailers. Bellegrave Road and Welling High Street is a very busy local thoroughfare, buses frequently pass the door.

The area has good transport with easy access to the A2 at Bexleyheath or Falconwood which connects to the M25 & Dartford Crossing.

Welling railway station where there is a frequent service into London is within easy walking distance.

**DESCRIPTION:**

No. 39A Bellegrave Road is a 2-storey building consisting of a ground floor commercial unit and a first-floor ancillary storage to the ground floor premises, with a flat roof above. This is a mid-terraced property with no extensions at the rear. It backs onto a wide shared alleyway with access for vehicles and pedestrians.

The site is rectangular in shape, and it is accessed from both the front main street and the rear alleyway.

**PROPOSED APPROXIMATE MEASUREMENTS:**

Ground floor shop area: 63sq m / 681sq ft.

First floor residential dwelling: 66sq m / 711sq ft.

**ASKING PRICE:**

Freehold offers are invited in the region of £395,000.

**TERMS & TENURE:**

The premises is to be sold with vacant possession.

We are informed that the property is freehold.

**EPC:**

The premises has an EPC rating of C.

**PLANNING:**

24/00081/FUL | Planning granted for a change of use of first floor Commercial (Class E) to a self-contained Residential dwelling (Class C3) including alterations to front and rear fenestration.

**LEGAL FEES:**

Each party are to be responsible for their own legal costs.

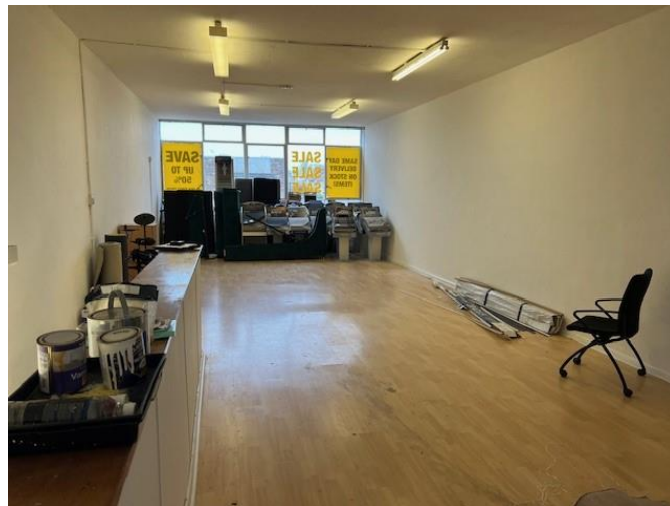
**VIEWING ARRANGEMENTS:**

**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)**

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.



Ground Floor



First Floor



First Floor

Find out more about Hummerstone & Hawkins Ltd and our services at [www.hummerstone.co.uk](http://www.hummerstone.co.uk).  
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