

# HUMMERSTONE & HAWKINS

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## FOR SALE

### FREEHOLD BUILDING IN CRAYFORD.



2 STOREY MID TERRACED  
COMMERCIAL BUILDING.

GROUND FLOOR: C. 680sq ft.  
FIRST FLOOR: C. 340sq ft.

PARKING AREA TO REAR / REAR  
ACCESS FOR DELIVERIES.

BUSY TRADING POSITION  
OPPOSITE THE RETAIL PARK.

WALKING DISTANCE OF TRAIN  
STATION & BUS STOPS.

POSSIBLE SCOPE FOR PROPERTY  
RECONFIGURATION (STPP).

**6 STATION ROAD**

**CRAYFORD**

**DA1 3QA**

**Tenure: FREEHOLD**

**Asking Price: £225,000oieo.**

Hummerstone & Hawkins  
Tel: 0208 303 1061

**LOCATION:**

Crayford is a town which is located in the London Borough of Bexley. It lies some 2.5 miles east of Bexleyheath and around 2 miles north west of Dartford.

The subject property forms part of a small parade of shops located on Station Road at the roundabout with Crayford Road, the A207 and the access / exit to the Tower retail park. Station Road is predominately a residential road connecting Crayford town centre to the main A2. The property benefits from considerable passing trade.

Crayford station is within a short walk with services into London Cannon Street & Charing Cross and local buses include the 96, 428 & 492.

**THE PROPERTY:**

The subject property comprises a two-storey mid terraced building with on the ground floor an E class premises together with storage and ancillary arranged over the upper floor.

We were informed that the property includes a parking area at the rear.

The premises has been trading as Automatica UK Ltd since C. 1964. We understand that the tenants will be vacating the property upon completion.

**INTERNAL DETAILS:****Ground floor.**

A glazed frontage incorporating a single entrance door under a signage, secured by an electric shutter leads into a main open plan sales area. At the rear is a counter position and a doorway leading into an inner lobby where there are internal stairs leading up to the first floor plus a door into a workshop / store. Behind is a rear store which has a door leading out to a parking area which provides access for loading and deliveries.

**First floor**

Accessed by an internal staircase, a main landing which has doors leading to three rooms plus a toilet.

It is worth noting that the property is in need of updating and some repair.

**APPROXIMATE MEASUREMENTS**

Internal frontage: 5.103m / 16.9ft.

Shop area: 37.210sq m. / 401sq ft.

Workshop / store: 13.261sq m. / 143sq ft.

Rear store: 12.640sq m. / 136sq ft.

First floor front left room: 8.905sq m. / 96sq ft.

First floor front right room: 10.681sq m. / 115sq ft.

First floor internal room: 11.771sq m. / 127sq ft.

**ASKING PRICE:**

Freehold offers are invited in the excess of £225,000.

**TENURE:**

We are given to understand that the property is freehold.

**EPC:**

The property has an EPC rating of C.

**RATES:**

We understand from the Valuation Office Agency (VOA) website that the property has a rateable value of £8,300 per annum and should therefore qualify for small business rate relief. We would still advise all interested parties to make their own enquiries and seek their own confirmation 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**



REAR VIEW

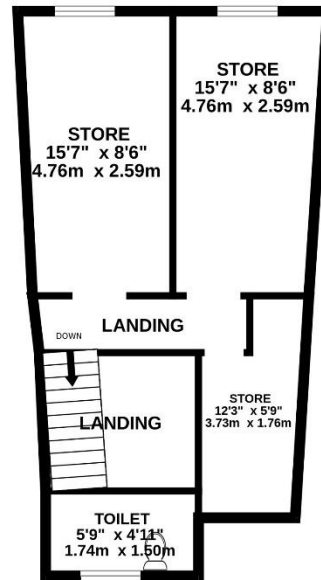
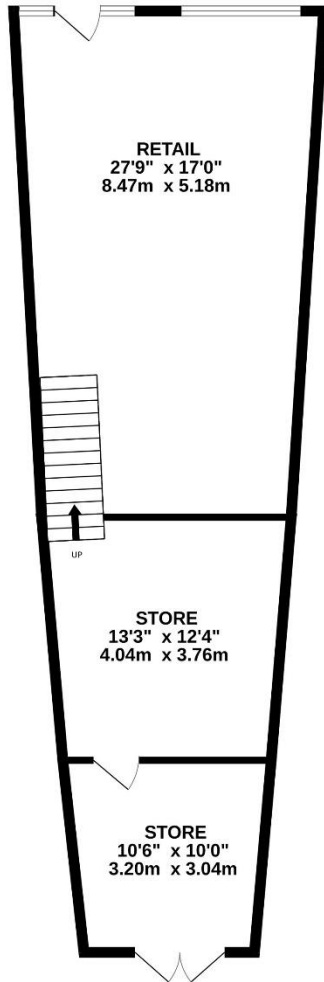


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# MAIN RETAIL AREA.

GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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