

WELLING

8A BELLEGROVE ROAD

DA16 3PR

LINAYS

COMMERCIAL

26A STATION SQUARE
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FREEHOLD FOR SALE– GROUND FLOOR RETAIL UNIT & 2 BEDROOM FLAT A1/A3 PLANNING USE - FORMER COFFEE SHOP PREMISES

Location/Description

Welling is a popular residential suburb located within the London Borough of Bexley. The premises are situated in a prominent position within an established parade close to the junction with Upper Wickham Lane.

Surrounding occupiers include Poundland, Boots Opticians, ScrewFix, Ladbrookes, Mace and Santander.

The premises comprise a two storey mid-terrace building of typical brick work construction beneath a flat roof. The ground floor currently is vacant and previously trading as a coffee shop. The layout provides front open plan retail area, WC, rear kitchen and staff room. Features include full height glazed shop front, plasterboard ceiling with spot lights, tiled floors to sales area, air conditioning, new electrics, bench seating, sales counter, security shutters and security alarm (all untested).

The first floor comprises a self-contained two bedroom flat accessed via a staircase located to the rear of the premises.



Accommodation

(with approximate dimensions and floor areas)

Internal Width	16'8"	5.1m
Sales Depth	39'4"	12m
Sales Area	653sq.ft	(60.7 sq.m)
WC & Kitchen		
Rear Store	272sq.ft	(25.2 sq.m)
Ground Floor Area Approx.	975sq.ft	(85.9m²)
First Floor;		
(Accessed from rear)		
Two Bedrooms, Living Room, Bathroom, Kitchen & Study		

Price / Rent

Our clients will consider a sale of the Freehold interest at a guide price of **£475,000 (Four Hundred and Seventy-Five Thousand Pounds)** subject to vacant possession of the ground floor and the AST issued on the upper parts at **£900pcm**. Alternatively, our clients will consider letting the ground floor upon a new full repairing and insuring lease at a rental of **£18,000 (Eighteen Thousand Pounds)** per annum exclusive. Rents payable quarterly in advance.

THE PROPERTY MISDESCRIPTIONS ACT 1991

The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order of fit for the purpose. Prospective Purchasers/Lessees are advised to obtain verification from their Solicitor or Surveyor. References to the tenure of this property are based on information supplied by our Clients. The Agent has not had sight of the Title Documents and prospective Purchasers/Lessees are advised to obtain verification from their Solicitor.

These Particulars do not form, nor form any part of, an offer or contract. Neither Linays Commercial nor any of their employees has any authority to make or give further representations or warranties to the property

Ref: TA/5005

Rating Assessment

We understand from the Valuation Office Agency (VOA) website that the rates payable on the premises are
Shop - £5010.00 (2019/20 assessment)
Flat – Band C (2019/20 assessment).

Interested parties are **strongly** advised to check the rates liability with the local authority directly. Prospective tenants may be able to obtain some relief from the payment of Business Rates under the current small business rate relief Government incentive

Legal costs

Each party is to be responsible for the payment of their own legal and professional fees.

VAT

We have been advised by our clients that VAT will **NOT** be payable upon the sale or rental price under current legislation.

Planning

The property has most recently been used as a coffee shop falling under Class A1 (Retail)/ A3 (Restaurant) of the Town & Country Planning Use Classes Order 1987. We are advised that planning consent was granted under reference 18/01398/FUL via London Borough Bexley Council.

Ground Floor Plan



CEPC

Energy Performance Asset Rating

More energy efficient

A+

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

97

This is how energy efficient the building is.

Viewings

Contact:
Mandeep Cheema

Email:
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