

WELLING

112 & 112A WELLING HIGH STREET

DA16 1TJ

LINAYS

COMMERCIAL

26A STATION SQUARE
PETTS WOOD, ORPINGTON,
KENT. BR5 1NA
Fax: 01689 831416

01689 875 511

FREEHOLD INVESTMENT – RETAIL & RESIDENTIAL OPPURTUNITY

Location / Description

Welling is a popular residential suburb located within the London Borough of Bexley. The town is well served by public transport with Welling Railway Station approx. 0.5 miles distant providing regular services to London Bridge. Welling is part of the TFL network and a bus stop is available immediately outside the property offering frequent services. The town has good road connections with the A2 (East Rochester Way) providing direct access to Junction 2 of the M25 Motorway. The property is situated at the western end of Welling High Street close to its junction with Bellegrave Road and Upper Wickham Lane. Surrounding occupiers include Tesco, Morrisons and Boots.

The property comprises a two storey mid terrace mixed use building set beneath a pitched roof. The ground floor provides commercial premises currently occupied as offices by a recruitment agency t/a Integrated Solutions. The accommodation benefits from carpeting, suspended ceilings, recessed lighting, perimeter trunking and air-conditioning. The first floor offers a self-contained one-bedroom flat accessed via a external staircase from the rear. Externally the property has a rear yard/parking for approx. 4 cars



Accommodation

(with approximate dimensions and floor areas)

Ground Floor

Sales/Office:	579sq.ft	53.8sq.m
Storage:	32sq.ft	2.9sq.m
Kitchen:	54sq.ft	5.1sq.m
WC:	-	-
Total Area (NIA):	665sq.ft	67.7sq.m
Rear Yard/Parking		

First Floor:

Kitchen:	58sq.ft	5.4sq.m
Living Room:	166sq.ft	15.4sq.m
Bedroom:	203sq.ft	18.9sq.m
Bathroom:	38sq.ft	3.5sq.m
Hallway:	77sq.ft	7.2sq.m
Total Area: (GIA)	542sq.ft	50sq.m

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

Tenancies

112 Welling High Street: The ground floor is let to 'Intsol Recruitment Ltd' on a FRI lease for a term of 5 (Five) years commencing 7th September 2023. The passing rent is **£16,000 (Sixteen Thousand Pounds)** per annum exclusive. The lease incorporates a rent review in 2026.

112A Welling High Street: The self contained flat is let on a AST to private individuals for a term expiring 17th December 2023 at a rent of **£900 (Nine Hundred Pounds)** per calendar month.

Total Income: £26,800 per annum exclusive.

Price

Freehold –Subject to Contract. We are instructed to seek offers at the sum of **£435,000 (Four Hundred and Thirty Five Thousand Pounds)**, subject to the occupational lease and tenancy granted.

VAT

We have been advised by our clients that the property is not elected for VAT.

Commercial Energy Performance Certificate

112 Welling High Street
WELLING
DA16 1TJ

Energy rating

D

Valid until
25 September 2026

Certificate number
0920-7995-0374-0210-8040

112a, Welling High Street
WELLING
DA16 1TJ

Energy rating

D

Valid until
7 January 2028

Certificate number
0688-7011-7299-0338-5950

Viewings

Available by prior appointment via Linays Commercial Limited.



Contact: Mandeep Cheema Email: mc@linays.co.uk