

HUMMERSTONE & HAWKINS

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INVESTMENT OPPORTUNITY IN CENTRAL WELLING



MIXED USE INVESTMENT
PROPERTY FOR SALE.

3 GROUND FLOOR COMMERCIAL
UNITS.

1 X TWO BEDROOM FLAT PLUS
1 X ONE BEDROOM FLAT.

PART LET / PROJECTED RENTAL
IN REGION £42,000 PER ANNUM.

THE FLATS ARE UNDERGOING
REFURBISHMENT.

CENTRAL WELLING / CLOSE TO
THE TRAIN STATION

114 Bellegrove Rd &

80 Ruskin Avenue

Welling, DA16 3QR

Tenure: FREEHOLD

Asking Price: £675,000

Hummerstone & Hawkins
Tel: 0208 303 1061

LOCATION:

The subject property fronts onto the very busy Bellegrove Road on the corner of Ruskin Avenue and is in an established retail area close to a Shell Petrol Station, Tesco Express, Subways and a Paddy Power. Bellegrove Road leads on to Welling High Street which is a very busy local thoroughfare. Buses frequently pass and Welling railway station is within walking distance of this property. Bellegrove Road and Welling High Street form one of the longest shopping high streets in South East London which helps it enjoy high volumes of passing trade throughout the day.

DESCRIPTION:

The subject property comprises a fairly sizable end terrace corner building which for many years has been configured to provide ground floor retail and office space to accommodate three separate commercial users together with two refurbished flats over. The flats are accessed by a door at the side of the property.

ACCOMODATION:

114 Bellegrove Road - Approximately 31 square meters / 334 square feet

114a Bellegrove Road - Approximately 54 square metres / 581 square feet

80a Ruskin Avenue - Approximately 20 square metres / 215 square feet

Flat 1, 80 Ruskin Ave - First floor, 2 bedrooms, lounge, kitchen & bathroom.

Flat 2, 80 Ruskin Ave - First floor, 1 bedroom. Open plan lounge / kitchen, bathroom.

TERMS:

114 Bellegrove Road – Let on a 10 year lease which we have been informed has around 7 years to run. The current rental is £9,600 per annum.

114a Bellegrove Road – Previously sold on a 999 year lease and generates a ground rent of £250 per annum.

80a Ruskin Avenue – Let up until December 31st 2020 at a rental of £595 per calendar month. The premises is to be marketed in order to find new tenants.

Flat 1, 80 Ruskin Ave – Currently undergoing refurbishment. Local agents have quoted a rental in the region of £1,100 per calendar month is achievable.

Flat 2, 80 Ruskin Ave - Currently undergoing refurbishment. Local agents have quoted a rental in the region of £1,000 per calendar month is achievable.

TENURE:

We are informed that the property is freehold.

EPC'S:

114 Bellegrove Road – C
114a Bellegrove Road – E (TBC)
80a Ruskin Avenue - E
Flat 1, 80 Ruskin Avenue - D
Flat 2, 80 Ruskin Avenue - C

RATES:

The business rates are the responsibility of the commercial tenants

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.

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