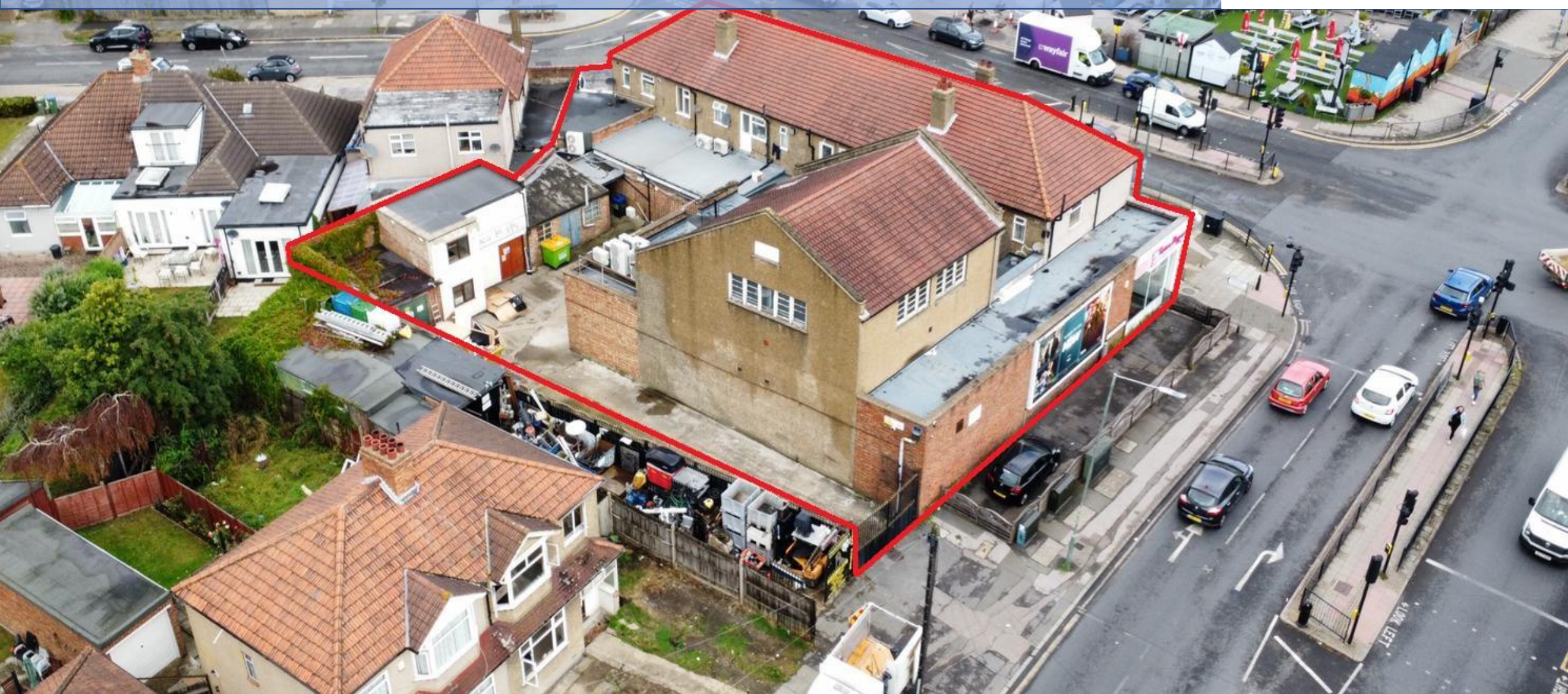


London DA15 – 250-256 Blackfen Road, Sidcup DA15 8PW
Freehold Vacant Retail Investment with Residential Development Opportunity
Prior approval granted for conversion of vacant retail at rear to 6 self-contained flats (C3)



BLUE ALPINE

PROPERTY INVESTMENT & DEVELOPMENT



London DA15 – 250-256 Blackfen Road, Sidcup DA15 8PW

Freehold Vacant Retail Investment with Residential Development Opportunity

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Investment Consideration:

- Purchase Price: £650,000
- GDV for conversion of 6 flats is circa £1.25m
- VAT is NOT applicable to this property
- Comprises large two-storey vacant retail with prior approval granted for conversion to 6 self-contained flats (C3)
- Additional development potential through planning enhancement and extend above (airspace/infill) to increase GDV, subject to obtaining full planning
- The property also includes 5 retail units, 3 flats and 1 workshop which have been sold-off on long leaseholds
- Nearby occupiers include Tesco Express, Costa Coffee, Coral Betting and Post Office, amongst number of local traders including estate agent, grocery store and more.





Property Description:

Comprises large two-storey vacant retail with prior approval granted for conversion to 6 self-contained flats (C3). The property benefits from large gated courtyard and further development potential STTP. The freehold includes additional 5 retail units, 3 flats and 1 workshop which have been sold-off on long leaseholds.

Ground/First Floor Vacant Retail: 278 sq m (3,000 sq ft)

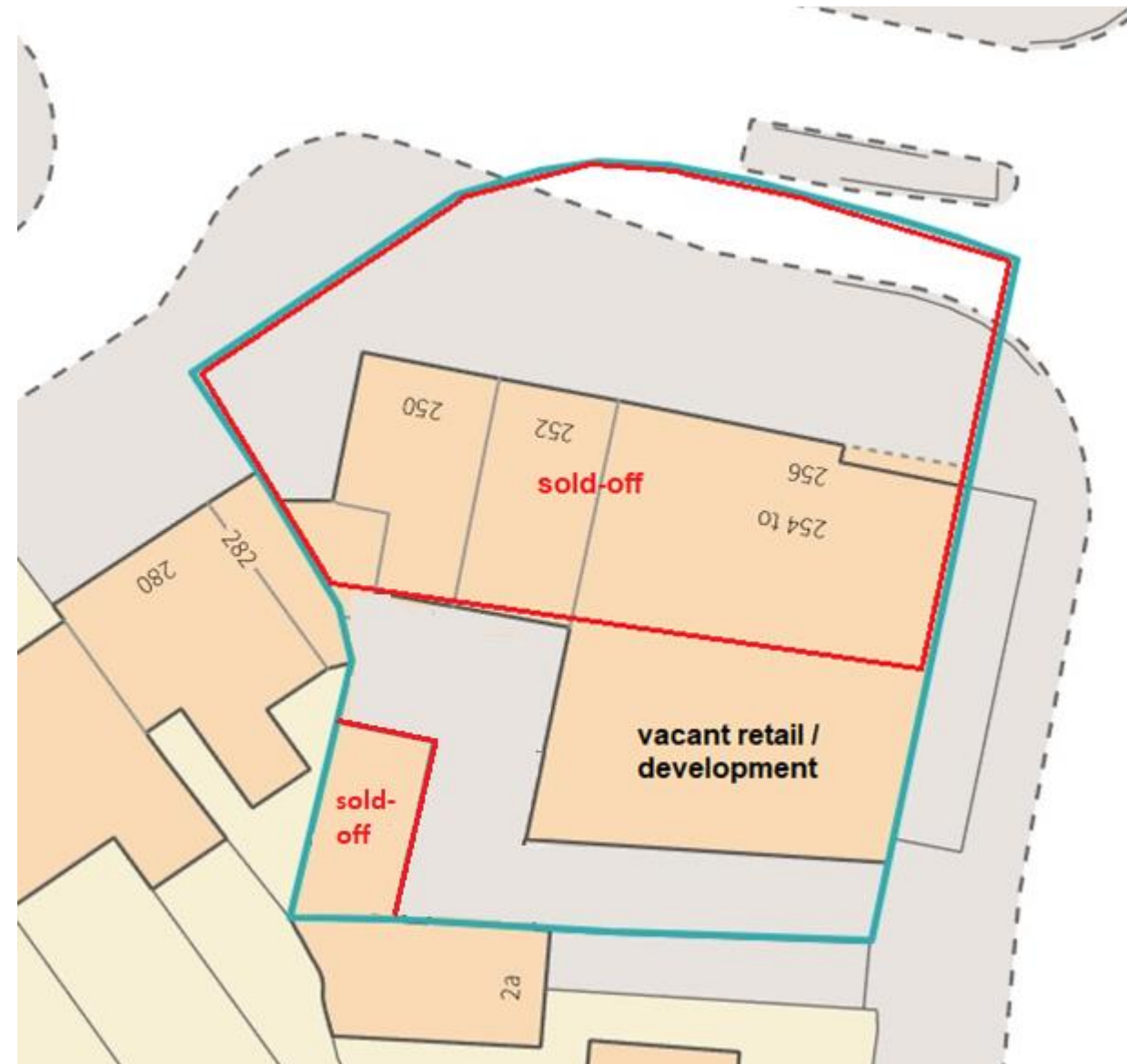
Ground Floor: 185 sq m (2,000 sq ft)

First Floor: 93 sq m (1,000 sq ft)

Ground Floor 5 Retail Shops: Sold-off

Rear Ground Floor Workshop: Sold-off

First Floor 3 Residential Flats: Sold-off



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Tenancy:

The vacant retail at rear ground and first floor is at present vacant. ERV: £55,000 p.a.

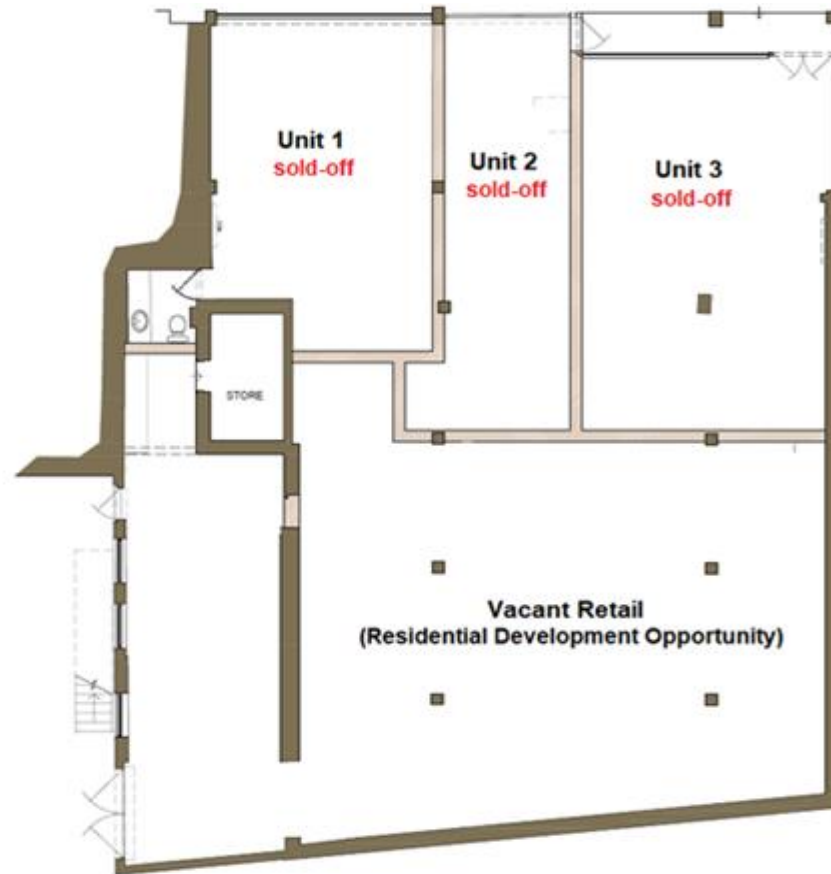
The 5 ground floor shops, 3 first floor flats fronting Blackfen Road and workshop at rear yard have been sold-off on long leaseholds at a ground rent of peppercorn.



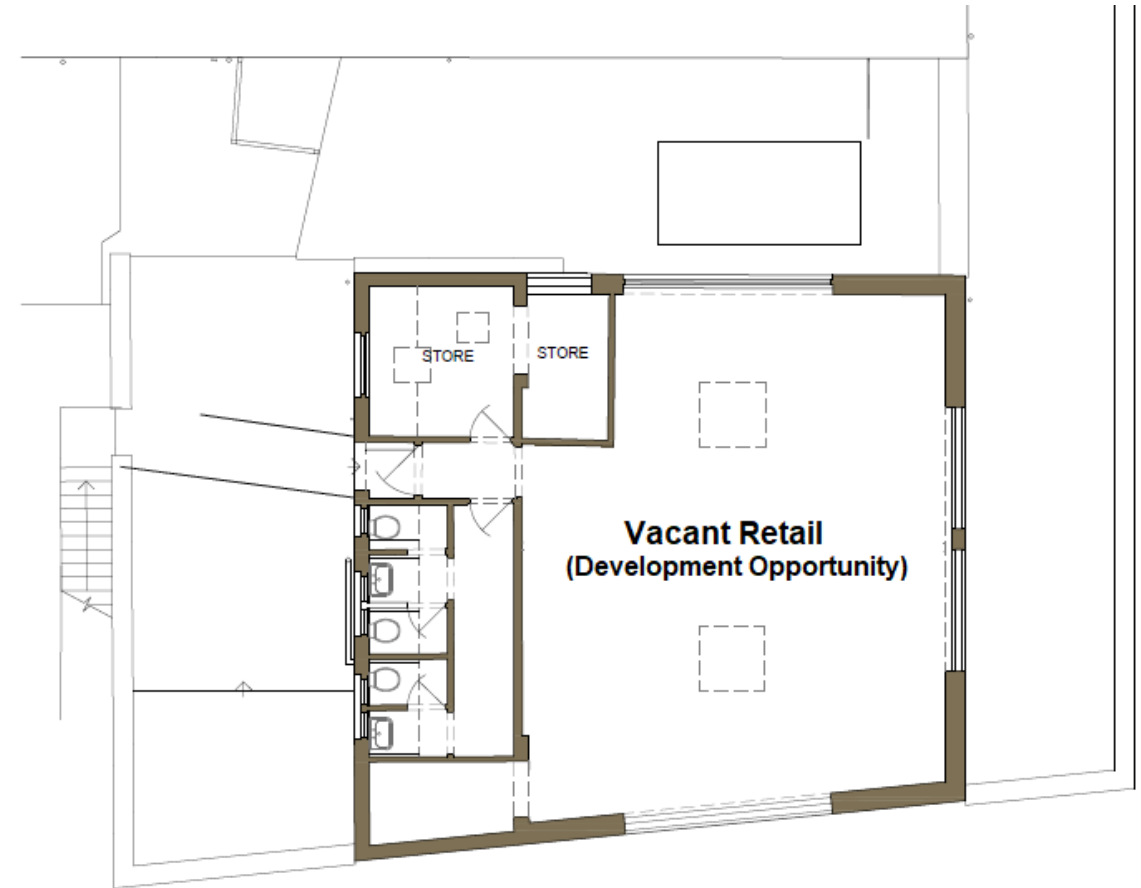
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Existing Ground Floor



Existing First Floor

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Freehold Vacant Retail Investment with Residential Development Opportunity

Prior approval granted for conversion of vacant retail at rear to 6 self-contained flats (C3)



Development Opportunity:

Prior approval granted for conversion of rear ground and first floor vacant retail into 6 self-contained residential flats. GDV for conversion of 6 flats is circa £1.25m, providing the following accommodation and dimensions:

Approved Ground Floor: 183 sq m (1,968 sq ft)

Flat 1: 42 sq m (452 sq ft)

Open plan studio, bed space, shower

Flat 2: 40 sq m (430 sq ft)

Open plan studio, bed space, shower

Flat 3: 40 sq m (430 sq ft)

Open plan studio, bed space, shower

Flat 4: 61 sq m (656 sq ft)

2 Bedrooms, kitchen/living room, shower

Approved First Floor/Mezzanine: 125 sq m (1,345 sq ft)

Flat 5: 62 sq m (667 sq ft)

1 Bedroom, kitchen/living Room, study, store, bathroom

Flat 6: 63 sq m (678 sq ft)

1 Bedroom, kitchen/living Room, study, store, bathroom

Total approved GIA: 308 sq m (3,313)

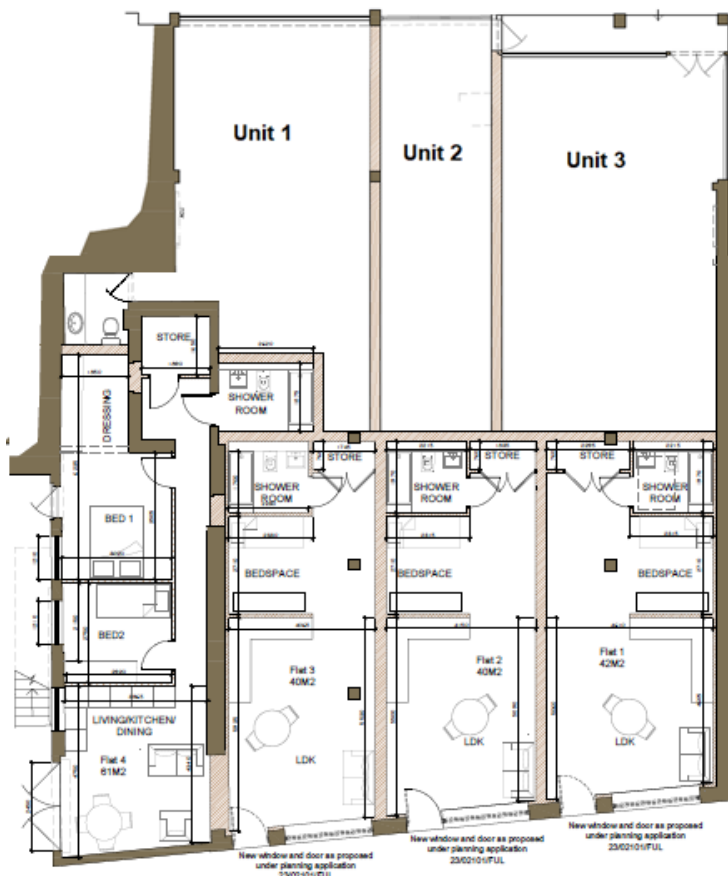
**Additional development potential through planning enhancement and extend above (airspace/infill) to increase GDV, subject to obtaining full planning*



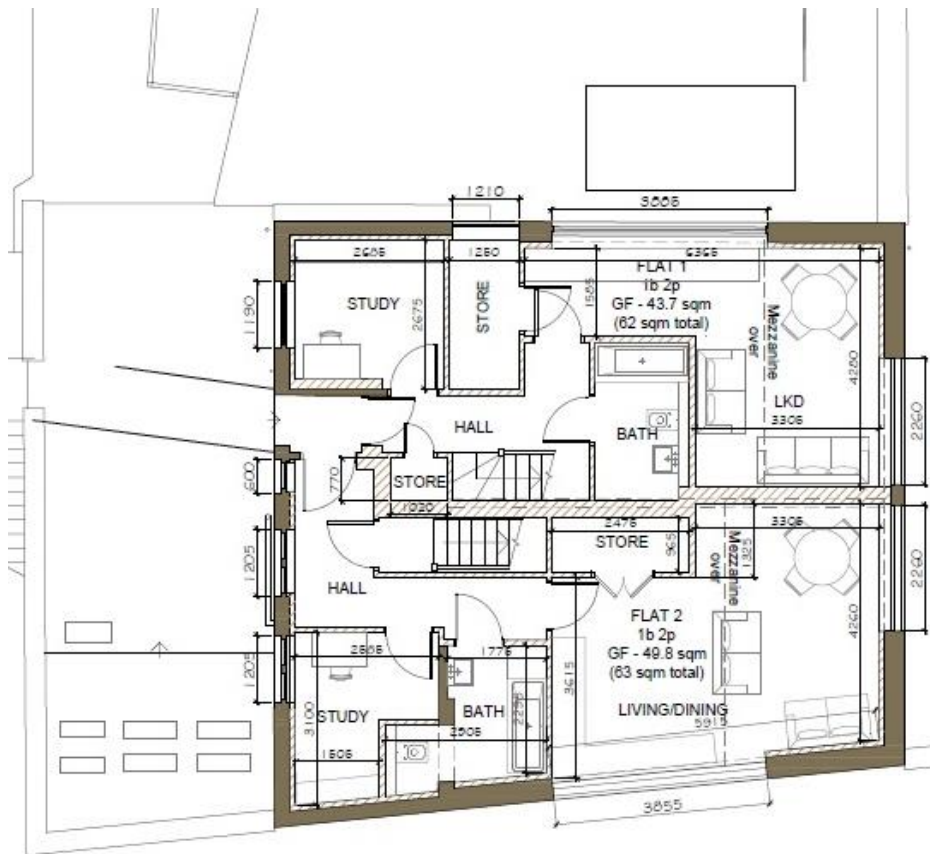
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Freehold Vacant Retail Investment with Residential Development Opportunity

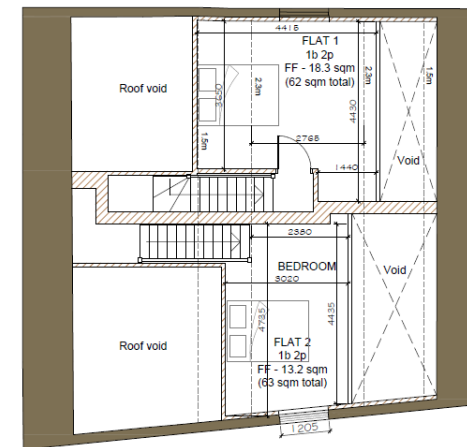
Prior approval granted for conversion of vacant retail at rear to 6 self-contained flats (C3)



Approved Ground Floor



Approved First Floor



Approved Mezzanine

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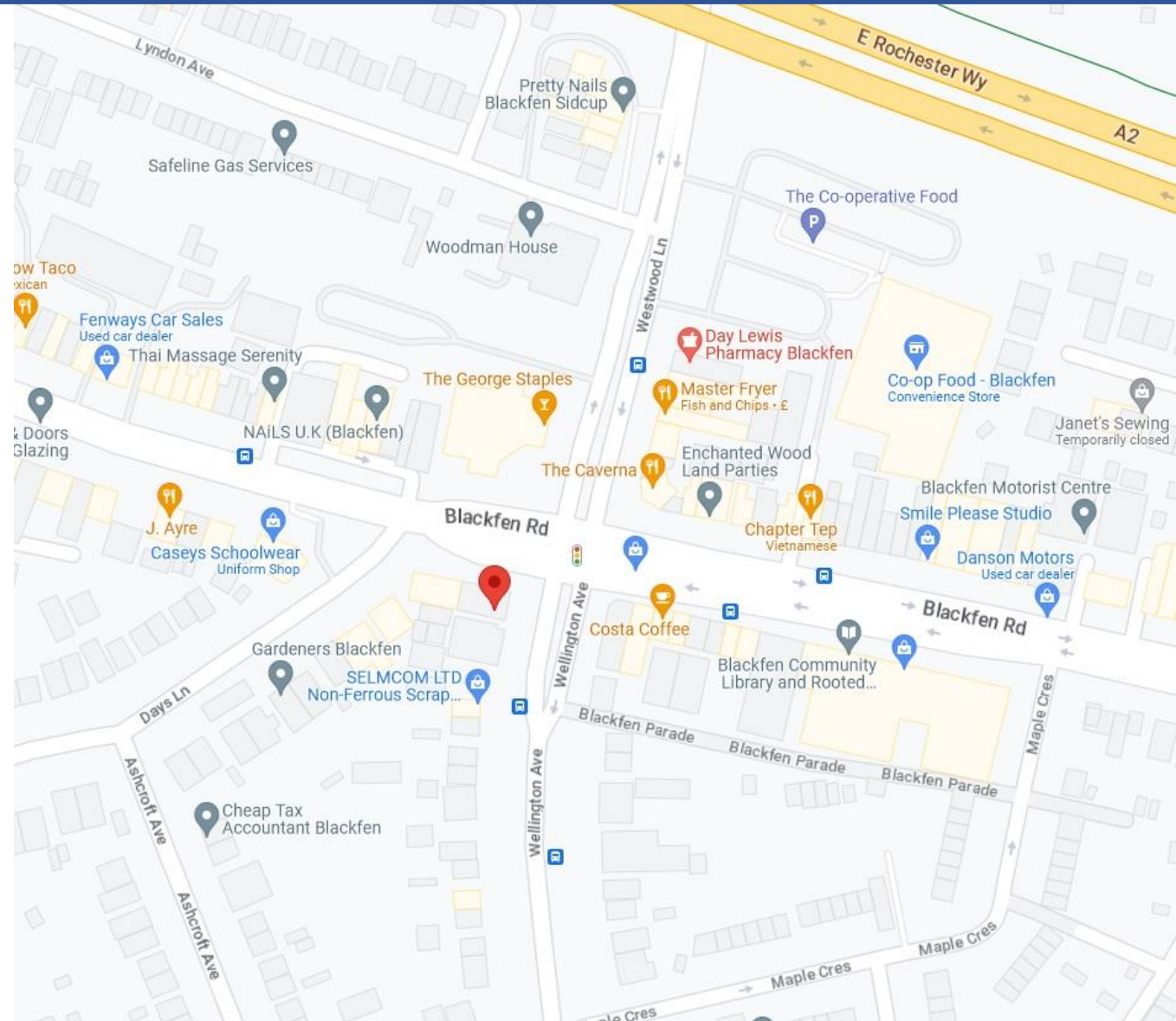
Freehold Vacant Retail Investment with Residential Development Opportunity

Prior approval granted for conversion of vacant retail at rear to 6 self-contained flats (C3)



Location:

Sidcup is an area of south-east London, England, primarily in the London Borough of Bexley. It is 11.3 miles south-east of Charing Cross, bordering the London Boroughs of Bromley and Greenwich. Sidcup Train Station provides the area with South-eastern services to London Charing Cross, London Cannon Street via Lewisham, Woolwich Arsenal, Dartford and Gravesend. East Rochester Way on the A2 road runs partly through the district, adjoining Blackfen Road. The road provides links to the Blackwall Tunnel and Kent. Situated on an established parade amongst the local shops and amenities of Blackfen Road. Nearby occupiers include Tesco Express, Costa Coffee, Coral Betting and Post Office, amongst number of local traders including estate agent, grocery store and more.



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Contacts:

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BLUE ALPINE

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