

HUMMERSTONE & HAWKINS

www.hummerstone.co.uk

WORKSHOP / STORAGE UNIT FOR SALE



Single storey workshop / storage facility offered for sale.

Possible development opportunity (stpp)

Total floor area of C. 210sq m / 2,266sq ft.

Situated in a mixed commercial / residential area

Three phase electric feed / Galvanised metal roof in 2015.

Good transport links via A2016 & A206.

1a & Rear of 1a Sandcliff Road

Erith

DA8 1NY

Tenure: FREEHOLD

ASKING PRICE: £395,000

Hummerstone & Hawkins
Tel: 0208 303 1061

LOCATION:

The town of Erith is situated in the London Borough of Bexley, some 3.5 miles north-east of Bexleyheath and approximately 4 miles north-west of Dartford.

The subject property is located on a road of mixed commercial, industrial, and residential buildings. The area lies around 1.3 miles east of Belvedere and just over a mile from Erith High Street. The property benefits from being close to the A2016 and A206 which together provide a main access route to and from the Dartford Crossing and M25 to the east and to Woolwich in the west. Properties in this location therefore have good road access to London and the motorway network.

The subject property is located on the corner of Sandcliff Road and St Johns Road with two further workshops behind.

DESCRIPTION:

The property comprises a single storey workshop which in the past has been divided into two separate units and overall having internal demountable divisions for work areas, office and stores. The premises includes a W/C.

Access to 1a Sandcliff Road is via a driveway which also provides access to the workshops at 2a & 3a Sandcliff Road.

The rear of 1a Sandcliff Road has its own access on the corner of Sandcliff Road and St Johns Road.

APPROXIMATE MEASUREMENTS:

1a Sandcliff Road: 99.484sq m / 1,071sq ft.

Ceiling height: 3.248m / 10ft 6.

Rear of 1a Sandcliff Road: 111sq m / 1,195sq ft.

AGENTS NOTES:

We have been informed by our clients that:

The property has a 3 phase electricity feed.

The property has a galvanised metal roof with timber struts, work carried out C. 2015.

VAT:

We understand that VAT is not to be added to the purchase price.

TENURE:

We are given to understand that the building is freehold.

EPC:

An EPC has been commissioned.

RATES:

We understand from the Valuation Office Agency (VOA) that 1a Sandcliffe Road and R/o 1a Sandcliffe Road are rated individually with:

1a rated at £7,100 per annum.

R/o 1a rated at £7,000 per annum.

We would expect that both units would qualify for small business rate relief, but we advise interested parties to make their own enquiries 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

Please note that property particulars are prepared as a general guide to the property for the convenience of a prospective purchaser or tenant and are intended for people who are familiar with commercial transactions. If you are not sure that you fit this description you should take the relevant independent advice before proceeding further. Whilst every care is taken in their preparation, these particulars are in no way guaranteed to be correct and are made without responsibility on the part of Hummerstone & Hawkins Ltd or the client. They do not obviate the need to make appropriate searches, enquiries and inspections. Statements herein are not to be relied upon as statements or representations of fact; any acquirer must satisfy themselves as to the correctness and any error, omission or mis-description therein shall not affect or annul the sale or be grounds for rescission or compensation. Hummerstone & Hawkins Ltd have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Measurements are approximate and should be verified by an acquirer.

