

HUMMERSTONE & HAWKINS

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FREEHOLD INVESTMENT OPPORTUNITY FOR SALE



Property arranged over ground and lower ground levels.

Good sized, 5-bedroom home offered with vacant possession.

Projected rental of the accommodation of C. £30,000pa.

Lock up shop let on a lease till 2029 at a rent of £8,000pa.

Investment yield of C. 7% (14.28 years purchase).

Internal viewing is essential to fully appreciate the property.

239 & 239A Wickham Lane

London

SE2 0YB

Tenure: FREEHOLD

Asking Price: £515,000

Hummerstone & Hawkins
Tel: 0208 303 1061

LOCATION:

The subject property is located on the Abbey Wood / Plumstead borders and forms part of a small shopping parade in what is a predominately densely populated residential area. Wickham Lane is a good local bus route.

Local shopping and amenities can be found within Plumstead High Street and Welling town centre which is approx.

The property is around a mile of two mainline train stations with Plumstead Station approx. 0.8 miles away where there is a frequent service into London Charing Cross (39 mins) and to London Cannon Street (37 mins). Abbey Wood Station is some 1.1 miles away which benefits from Crossrail services which enables commuters to travel to Canary Wharf (approx. 11 mins) and Bond Street (approx. 25 mins).

DESCRIPTION:

The subject property is situated on a sloping site and comprises of a ground floor retail unit together with a good-sized residential unit at ground and lower ground level.

The current use of 239 is a convenience store.

The residential accommodation is accessed at the front of the building via a private entrance door.

INTERNAL DETAILS:

239 Wickham Lane - A glazed frontage including single entrance door under a signage leads into a main retail area. The premises includes a toilet.

Approximate measurements - 25.5sq / 275sq ft.

239a Wickham Lane - A private entrance door at the front of building leads into an entrance hall where there are doors to a lounge / diner, kitchen plus stairs down to the lower ground floor. The bathroom is at ground floor level behind the kitchen. At lower ground floor there are doors to five bedrooms plus there is a shower room and conservatory which leads out to a small paved rear garden.

Approximate measurements -

Lounge / Diner:	59sq m / 635sq ft.
Kitchen:	9sq m / 97sq ft.
Bathroom:	4sq m / 43sq ft.
Bedroom:	11sq m / 118sq ft.
Bedroom:	10sq m / 108sq ft.
Bedroom:	15sq m / 161sq ft.
Bedroom:	14sq m / 151sq ft.
Bedroom:	9sq m / 97sq ft.
Shower Room:	3sq m / 32sq ft.
Conservatory:	18sq m / 194sq ft.

TENURE & LEASE DETAILS:

239 Wickham Lane is let on a lease until 2029 at a rental of £667pcm which equates to £8,004pa.

239a Wickham Lane is owner occupied and will be sold with vacant possession. The vendors have advised that the projected rental of C. £30,000 per annum.

We are given to understand that the building is freehold.

EPC:

239 has an EPC rating of D
239a has an EPC commissioned.

RATES:

We understand that the business rates are the responsibility of the tenants.

LEGAL FEES:

Each party are to be responsible for their own legal costs.

VIEWING ARRANGEMENTS:

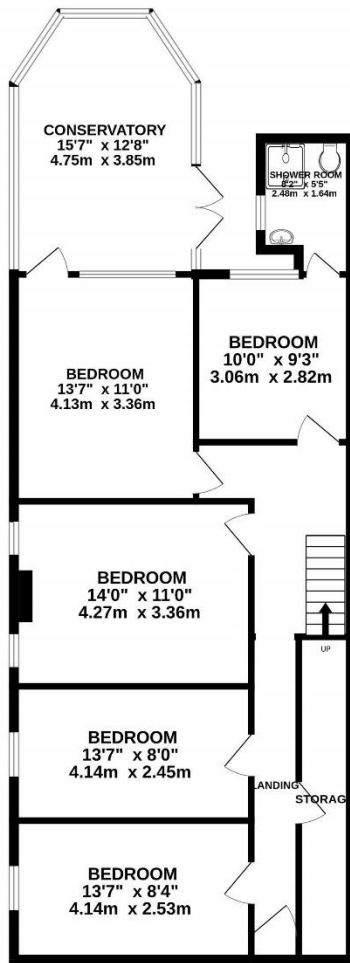
No direct approach may be made to the property. For an appointment to view, please contact the agent.

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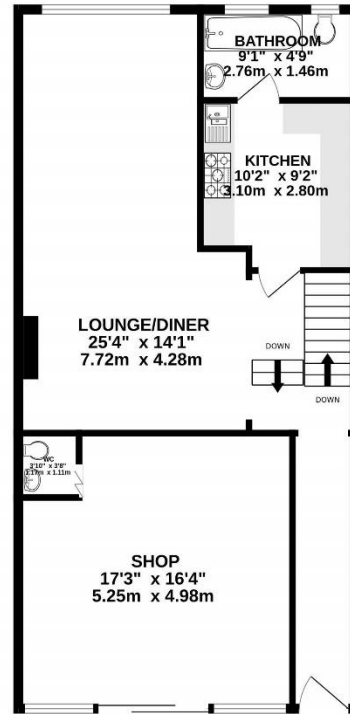
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GROUND FLOOR
1022 sq.ft. (94.9 sq.m.) approx.



FIRST FLOOR
839 sq.ft. (77.9 sq.m.) approx.



TOTAL FLOOR AREA: 1860 sq.ft. (172.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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