

# HUMMERSTONE & HAWKINS

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## FAIRLY SIZEABLE PROPERTY WITH SCOPE FOR DEVELOPMENT STPP



E Class premises enjoying a prominent corner position/

Ground floor retail area of C. 316sq m / 3,400sq ft.

First floor storage, external workshop & loading bay.

Vehicular access to rear parking + further parking to front and side

Scope for potential first floor & rear development (stpp).

Existing business is not being affected as will be relocating.

**254 – 256 Blackfen Road**

**Blackfen, Sidcup.**

**DA15 8PW**

Tenure: **FREEHOLD**

Asking Price: **£865,000**

Hummerstone & Hawkins  
Tel: 0208 303 1061

**LOCATION:**

Blackfen is a largely residential area of South East London within the London Borough of Bexley and is located some 2.5 miles north of Sidcup, 1 mile south of Welling and around 2 miles west of Bexleyheath.

Blackfen has a busy shopping centre with businesses in the area including a CO-OP supermarket, Tesco's express, Costa Coffee, Betfred, Coral and numerous independent and specialist retailers.

The area has excellent road links with the A210 (Blackfen Road) running in a westerly direction to Eltham and an easterly direction to Bexley. The main A2 trunk road passes close by where connections can be made to the M25 and Dartford Crossing.

Blackfen has good access to two mainline train stations with Welling Station around a mile away where there are services into London Victoria (44 mins) & London Cannon Street (32 mins). Sidcup Station is approximately 2 miles where there are services into London Charing Cross (33 mins).

The property is well located and enjoys an extremely prominent position on the corner of Blackfen Road & Wellington Avenue at the busy junction with Westwood Lane. There are high volumes of passing trade throughout the day with the position of the property meaning it is clearly visible to traffic travelling in both directions. Blackfen Road, Wellington Avenue and Westwood Lane are also main bus routes.

**DESCRIPTION:**

The subject property is a fairly sizeable building comprising of a ground floor E class premises together with first floor storage. The property includes a loading bay which is accessed via a driveway from Wellington Avenue.

There is car parking at the rear plus as we understand further spaces to the front and side of the property.

The property includes at the rear an external workshop.

The current use of the building is as a babies / children accessory shop trading as Katies Playpen, established C, 1990.

We understand that arranged over part of the first floor at the front of the building are two residential flats that have previously been sold on long leases. The subject flats are accessed via their own private entrance doors at the front of the property.

**INTERNAL DETAILS:**Ground floor

Entrance at ground floor level leads into a well-presented open plan sales area. To the right-hand side is a door connecting to an inner passageway where there is a door to an office plus access through to a kitchen area and storeroom. A door at the rear of the passageway leads out to the rear parking area and external workshop. Off the right hand side of the sales area is a toilet.

To the rear right-hand corner of the main retail area is a door that leads out to a covered loading bay. To the left are stairs up to the first floor storage plus to the right an entrance secured by a shutter.

First floor

Arranged over the first floor is a main storage area plus two further smaller rooms. There are two toilets.

**EXTERNAL DETAILS:**

We are informed that to the front of the property is a forecourt which extends round to the side of the building. A driveway from Wellington Avenue leads to the rear of the property and a parking area.

At the rear is a workshop which has ground and first floors.

**APPROXIMATE MEASUREMENTS:**

Internal front width 16.245m / 53ft

Internal shop width 20.634m / 68ft

Main retail area 317sq m. / 3412sq ft.

Ground floor office 25sq m. / 269sq ft.

Storeroom 7sq m. / 75sq ft.

Loading bay 17sq m. / 183sq ft.

First floor storage 60sq m. / 646sq ft.

External workshop 55sq m. / 592sq ft.

**TENURE:**

We are given to understand that the property is freehold.

**ASKING PRICE:**

Offers are invited for the freehold interest in the region of £865,000.

**VAT:**

We are informed that VAT is NOT to be added to the purchase price.

**EPC:**

The premises has an EPC rating of B

**RATES:**

We understand from the VOA (Valuation Office Agency) website that as from 1<sup>st</sup> April 2023 the premises will have a rateable value of £39,250 per annum. We would still advise all interested parties to make their own relevant enquiries with council and to confirm the actual rates payable.

**AGENTS NOTES:**

We feel that the property holds potential for future development / conversion (stpp) of the upper floor and external areas.

We understand that the premises falls within the E User Class and therefore it is considered that it can be used for a variety of businesses that fall under this class.

**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](https://www.hummerstone.co.uk)**

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