

# HUMMERSTONE & HAWKINS

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## FREEHOLD INVESTMENT OPPORTUNITY



Freehold investment of an unbroken parade 6 shops.

Total rental income of C. £94,400 per annum.

Retirement flats above sold on a 999yr lease C. 1987.

Peppercorn ground rent from the flats above.

Main road position / Nearby independent & national operators.

Details of each lease can be made available to interested parties.

44 44a 46 48 50 50a Bellegrove Road

**Welling**

**DA16 3PY**

**Tenure: FREEHOLD**

**Asking Price: £1,250,000**

Hummerstone & Hawkins  
Tel: 0208 303 1061

**LOCATION:**

The subject properties enjoy strong trading positions on Bellegrave Road near to the busy junction of Bellegrave Road, Welling High Street, Upper Wickham Lane, and Hook Lane. The immediate surrounding area is an established retail area and nearby businesses include, Boots, Superdrug, Screwfix, McDonald's, Betfred, Paddy Power, KFC, Novo Gym and many independent and specialist retailers. Bellegrave Road and Welling High Street is a very busy local thoroughfare, buses frequently pass by.

The properties also enjoy good and easy transport links to the A2 which connects to the M25 and Dartford Crossing. Welling also has its own mainline train station which is within a short walk of the properties.

**DESCRIPTION:**

The opportunity comprises of an unbroken parade of 6 ground floor lock up commercial premises.

Arranged over the upper floors are retirement homes which are held on long leases. There are further retirement homes at the rear of the site. The company involved is Anchor Housing who are a housing association for the elderly.

Rear vehicular access to this site is from Ruskin Avenue. We understand that the rear access road is the responsibility of Anchor to maintain as part of their retirement development.

The commercial premises have rear access for loading area to the rear which includes a bin storage.

**THE PROPERTIES:**

44 – Trading as Liquorice Kids, a children's clothing and accessory shop.

44a – Trading as Rams Groceries, a convenience store.

46 – Trading as Divinity Nails, a nail and beauty business.

48 – Trading as Cake Box,

50 – Trading as Scope, a charity shop.

50a – Trading as High Flying Balloons and Flowers.

**APPROXIMATE MEASUREMENTS:**

All measurements have been taken from the VOA (Valuation Office Agency) website.

44 Bellegrave Road: 89.80sq m / 967sq ft.

44a Bellegrave Road: 88.60sq m / 954sq ft.

46 Bellegrave Road: 60.90sq m / 656sq ft.

48 Bellegrave Road: 62.00sq m / 667sq ft.

50 Bellegrave Road: 87.95sq m / 947sq ft.

50a Bellegrave Road: 108.3sq m / 1166sq ft.

**TERMS:**

44 - Holding over as a concession £12,000 per annum.

44a - Lease until 04/05/2043 / Rental of £16,500 per annum subject to a rent review 05/05/2028.

46 - Lease until 14/08/2031 / Rental of £16,500 per annum. This is a recent assignment and the client agreed not to increase the rent.

48 - Lease until 10/05/2026 / Rental of £14,000 per annum. End of lease review.

50 - Lease until 21/12/2027 / Rental of £15,400 per annum. End of lease review.

50a – Lease until 26/07/2031/ Rental of £20,000 per annum. Subject to a review 27/07/2026

**ASKING PRICE:**

Offers are invited in the region of £1,250,000.

**EPC:**

44, 46, 48, 50 & 50a have EPC's commissioned.

44a has an EPC rating of D.

**RATES:**

We understand from our clients that the business rates are the responsibility of the tenants.

**VAT:**

We understand that vat is NOT to be added to the purchase price.

**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](tel:02083031061)**

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.



