

HUMMERSTONE & HAWKINS

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COMMERCIAL BUILDING WITH 1ST FLOOR PLANNING



2 Storey mid terraced commercial building.

1st floor planning for a 1 x 1 bedroom residential flat + a 3 bedroom HMO.

Existing tenant does not have a lease and is currently holding over.

Ground floor area of C. 93.992sq m / 1,011sq ft.

First floor area of C. 83.892sq m / 903sq ft.

Property includes a rear parking area.

138 -140 Welling High Street

Welling

DA16 1TJ

Tenure: FREEHOLD

Asking Price: £595,000

Hummerstone & Hawkins
Tel: 0208 303 1061

LOCATION:

The subject property benefits from a prominent position fronting on to Welling High Street on the popular stretch between Welling Corner & the Tesco / Morrisons supermarkets. Welling High Street is the main bus and traffic route through Welling Town Centre and also provides access to Bexleyheath to the East and London to the West. The property is surrounded by a number of national retailers including Tesco's, Morrison's, Screwfix, Coral's and Superdrug and also a vast number of independent and specialist retailers.

The property enjoys 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 approximately 10 minute walk of the property and offers a frequent service into London Victoria, Charing Cross and Cannon Street.

DESCRIPTION:

A two-storey double fronted property comprising a ground floor lock up retail premises together with ancillary and storage space arranged over the upper floor.

We are informed that the property includes a parking area to the rear of the property.

The current use of 138 – 140 is as a pharmacy.

APPROXIMATE MEASUREMENTS:

Ground floor area: 93.992sq m / 1,011sq ft.

First floor area: 83.892sq m / 903sq ft.

Tea making area: 2.640sq m / 28sq ft.

Two toilets

TENURE & LEASE DETAILS:

We understand that the current tenant.

The current tenants lease for the ground and first floor ended in 2013 and they are holding over paying a rental of £24,000 per annum.

The tenants have expressed an interest in negotiating a new lease for the ground floor area only. Terms to be agreed.

PLANNING:

Conversion of an existing retail / office building (E Class) into a mix use commercial (Class E) at ground floor level with residential use above including loft conversion to include 1 self-contained dwelling (Class C 3) and 1 x 3 bedroom HMO (Class C3).

The 1-bedroom flat includes a room detailed as a study with overall dimensions of C. 10'6 x 8'6.

The HMO comprises 3 bedrooms, a kitchen & 2 bathrooms.

Reference number 24/00080/FUL

EPC:

The property has an EPC rating of C.

RATES:

We understand that the business rates payable is the responsibility of the tenants.

LEGAL FEES:

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

These particulars are issued on the distinct understanding that all negotiations shall be conducted through Hummerstone & Hawkins, to whom the result of inspection should be communicated. Whilst every care is taken in their preparation, these particulars are in no way guaranteed to be correct and no tract. Responsibility cannot be accepted for inconvenience or loss viewing however caused, but appointments to view can be arranged by request.

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



STREET VIEW



FIRST FLOOR

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