

Substantial 4/5 Bedroom Detached Property with Potential for Alternative Use



Sizeable 4/5 bedroom detached residential property.

Vendors open to a change of use for nursery /vets / medical.

Total floor area approximately c. 198sq. m / 2,103sq ft.

Front garden / Drive c.272sq m.
Rear garden c.371sq m.

Situated in the established area of Northumberland Heath.

Good transport links and access to local amenities.

4 Carlton Road

Erith

DA8 1DW

Tenure: **TO LET**

Asking Price: **£54,000pa**

Hummerstone & Hawkins
Tel: 0208 303 1061

LOCATION:

The subject property is situated within the established Northumberland Heath area of Erith, in the London Borough of Bexley. Carlton Road is a predominantly residential street, with a mix of established houses and flats, while the surrounding area provides convenient access to a range of local amenities and services.

The property benefits from good local connectivity, with Erith railway station approximately .6 of a mile away, providing rail services towards central London and surrounding areas. A number of local bus stops are also located close to Carlton Road, providing further public transport options. The area is within London Travel zone 6.

Road communications are convenient, with access to the wider Bexley and south-east London road network, while the A2016 and A2 provide connections towards Dartford, Greenwich, central London and the wider motorway network.

Erith town centre is located nearby and provides a range of retail and everyday amenities. The wider area is well established and benefits from its proximity to the River Thames, employment areas and the major commercial and industrial locations across Bexley and the Thames Gateway.

The location therefore offers a combination of established surroundings, local amenities and good transport connectivity, making the property well positioned for a variety of commercial, or owner-occupier considerations, subject to the property's specific planning and permitted use.

DESCRIPTION:

A sizeable four/five-bedroom detached property offering generous accommodation, a good-sized front garden with private driveway, substantial rear garden and garage.

The property provides excellent potential for a variety of uses, subject to the necessary planning permissions and consents. The owners are open to considering a change of use, making the property potentially suitable for a day nursery, veterinary practice, medical/healthcare facility, professional practice or similar use.

APPROXIMATE MEASUREMENTS:Ground floor:

Reception room: 20.54sq m / 223.78sq ft.

Dining room: 21.02sq m / 227.50sq ft.

Reception room: 31.88sq m / 336.04sq ft.

Kitchen: 15.36sq m / 159.03sq ft.

Utility room: 5.88sq m / 56.73sq ft.

First floor:

Master bedroom: 20.26sq m / 220.00sq ft.

Walk in wardrobe: 7.25sq m. / 64.77sq ft.

Bedroom 2: 15.43sq m / 167.64sq ft.

Bedroom 3: 7.07sq m / 69.74sq ft.

Bathroom: 7.89sq m / 85.54sq ft.

Second floor:

Bedroom 4: 17.34sq m / 187.20sq ft.

Bedroom 5: 28.43sq m / 306sq ft.

TOTAL: 198.35sq m / 2,103.99sq ft.

Front garden / Driveway: 271.83sq m. / 2,931sq ft.

Rear garden: 371.49sq m / 3,969sq ft.

Garage: 18.19sq m / 199sq ft.

RENT:

Offers are invited from an asking rental of £54,000pa

TERMS:

The premises are available by way of a new FR&I lease upon terms to be agreed,

A rental deposit will be required, further information will be provided upon application.

VAT:

We understand that the property is not elected for vat.

EPC:

The premises has an EPC commissioned.

RATES:

We understand that upon change of use the business rates will need to be assessed.

PLANNING:

As a change of use will be required in respect of the property, the owners are willing to grant a period of exclusivity of three months to allow the proposed change of use to be progressed.

In consideration of the period of exclusivity being granted, a £1,000 holding deposit will be payable by the prospective occupier. Upon receipt of the holding deposit, the owners will agree not to actively market or negotiate the property with any other prospective party during the three-month exclusivity period.

The precise terms relating to the holding deposit, including whether it is refundable or offset against any subsequent rent or other sums due, to be agreed between the parties prior to payment.

LEGAL FEES:

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

VIEWING ARRANGEMENTS:

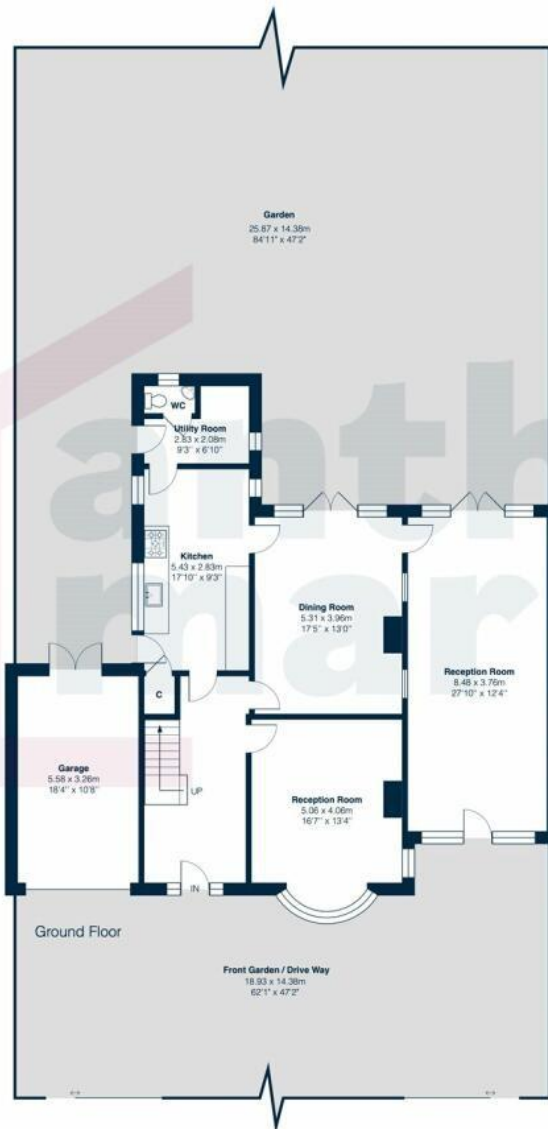
No direct approach may be made to the property. For an appointment to view, please contact the agent. [Hummerstone & Hawkins T: 0208 303 1061](tel:02083031061)

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.

Carlton Road DA8



Total Area: 251.8 m²... 2711 ft²



Second Floor

Reduced ceiling height areas



First Floor

This plan is for layout guidance only and not drawn to scale unless stated. Window and door openings are approximate. Whilst every care is taken in the preparation of this plan, we would advise interested parties to check all dimensions, shapes and compass bearings prior to making any decisions reliant upon them.