



All enquiries Ref: James Paterson



- **Substantial freehold end of terrace mixed-use building comprising commercial space on the ground and first floors, with residential on the second and third floors together with a car park at the rear.**
- **Investment**

Location:

The property is situated on Park View Road (A207) between its junctions with School Lane and Clifton Road. Public transport links include Welling mainline rail station, offering services to London Victoria, Cannon Street, Charing Cross, Dartford and Gravesend, together with a network of local TFL bus services operating along Park View Road. Road links include the A2 and M25, providing direct routes towards London, Kent and the wider South East. Shopping amenities can be found locally within Welling High Street, with an extensive range of shops, bars and restaurants being found in Bexleyheath Town Centre. Recreational pursuits can be found locally at the open spaces of Danson Park, offering lakes, woodland walks and leisure activities.

Description:

Substantial freehold end of terrace recently built mixed-use building arranged over ground, first, second and third floors, comprising commercial space on the ground and first floors, with residential on the second and third floors together with a car park at the rear.

Accommodation:

The auctioneers were unable to inspect the property at the time of going to print although believe it comprises the following accommodation - Prospective purchasers must rely on their own enquires in this respect:

Commercial:

Unit	Accommodation	Approx Sq. m	Approx Sq ft
A	Class E – Let to Sallar Trading Ltd	57.7	621
B	Class E – Let to Sales Solutions Ltd	18.55	200
C	Class E – Let to Sales Solutions Ltd	17.64	190
D	Class E – Let to Sales Solutions Ltd	17.62	190
E	Class E – Let to Sallar Trading Ltd	33.45	360
F	Class E – Let to Aurorasedge Limited	8.44	91
G	Class E – Let to Aurorasedge Limited	13.17	142
H	Class E – Let to Aurorasedge Limited	16.06	173
I	Class E – Let to Aurorasedge Limited	8.05	87
J	Class E – Let to Aurorasedge Limited who then sublet the unit	8.05	87
K	Class E – Let to Aurorasedge Limited	25.06	270
L	Boardroom – Class E. Let to Aurorasedge Limited	12.00	129

Residential:

Flat	Floor	Accommodation	Approx Sq. m	Approx Sq ft	EPC Rating	Council Tax Band:
4	Second	Two bedroom, one bathroom	69	738	B	B
5	Second	One bedroom	53	572	B	B
6	Second	One bedroom	53	567	B	B
7	Second	Two bedroom, one bathroom	88	942	B	B
8	Third	Two bedroom, one bathroom	67	720	B	B
9	Third	Two bedroom, one bathroom	72	770	B	B

Rent reserved:

Commercial Area: £138,000 per annum
Residential (6 flats): £124,740 per annum
Total: £262,740 per annum *Refer to note

Note 1:

The property is being offered for sale By the Order of the Fixed Charge Receivers. They believe the property is let but do not hold a copy of the tenancy agreements and are not currently collecting rent. Prospective purchasers are referred to the legal documentation and must satisfy themselves in this regard. The total rents are indicative and may include service charge / insurance or utilities charges, the details of which are not available for review. Occupancy has not been checked against the tenancy schedule. Prospective purchasers should rely on their own assessment of the rental values of the respective elements of the property.

Note 2:

Prospective purchasers' attention is drawn to the Planning Enforcement Notice, effective July 2025, a copy of which is included within the legal documentation. Prospective purchasers must rely on their own enquiries in this regard and will be deemed to purchase with full knowledge of its contents.

