

HUMMERSTONE & HAWKINS

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FREEHOLD INVESTMENT FOR SALE



- **GROUND FLOOR SHOP TOGETHER WITH FIRST FLOOR 2 BED FLAT**
- **SHOP GENERATES A RENTAL INCOME OF £10,200PA**
- **WALKING DISTANCE OF CROSS RAIL STATION**
- **FLAT OFFERED WITH VACANT POSSESSION**

**509 & 509a ABBEY ROAD
ABBAY WOOD, SE2 9HA**

TENURE: FREEHOLD

ASKING PRICE: £510,000

**HUMMERSTONE & HAWKINS
0208 303 1061**

LOCATION:

The proposed Crossrail is helping to transform Abbey Wood, as the prospect of significantly better transport links has over the past two – three attracted new businesses and much investment into the area and continues to do so. A Sainsbury's supermarket has opened, and planning permission has been approved for many new homes and a public square close to the station.

The subject property is located on the edge of the Abbey Wood shopping area and forms part of a small parade which includes an estate agency and Chinese takeaway food shop. Access to the flat is via a shared right of way at the rear of the building.

DESCRIPTION:

The property comprises a mid-terraced two storey single fronted shop with residential upper part. We believe that the building was constructed circa 1910 and in recent years has been altered with access to the first floor residential accommodation now being external and meaning the flat is self-contained.

ACCOMMODATION:Ground Floor

Shop 511 sq. feet/ 47.47 sq. metres

Treatment Room 96 square feet / 8.9 square metres with door to the kitchen

Kitchen. 39 square feet / 3.65 square metres

W/C With low level WC suite

Staff Room. 84 square feet / 7.74 square metres with door out to the rear

External stores. 272 square feet / 25.56 square metres.

Residential Area:

First Floor. External rear access via a staircase leading up to

Landing, lounge (12'04''x 11'04''), dining area 11'04''x 8.10''), fitted kitchen (6' 07'' x 8'08''), bedroom 1 (14'07'' x 8'05''), bedroom 2 (11'02''x8'04'') and bathroom / WC.

The flat benefits from a newly fitted kitchen but the rest of the accommodation does require refurbishment.

External Area:

There is an external yard annexed to the shop but no external areas used by the residential flat.

TENURE:

The ground floor area is held by way of a lease for a period of 10 years from 2014. We understand that the current rent is £10,200 per annum, which is subject to 3 yearly upward only reviews. The permitted use is as a hairdressers and for beauty treatment.

A rental deposit will be required subject to status.

EPC: C**RATES:**

The business rates are the responsibility of the tenants. The flat is subject to council tax. Band B

LEGAL FEES:

Each party are to be responsible for their own legal costs

VIEWING ARRANGEMENTS:

No direct approach may be made to the property / business. For an appointment to view, please contact the agent.

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