

MIXED USE FREEHOLD IN BEXLEY FOR SALE



Freehold – mixed use investment opportunity offered for sale.

Ground floor commercial unit of approximately 605 square foot.

Refurbished 1 bedroom flat with projected income of £1,100pcm.

Located on busy main road benefits from high footfall.

3 car parking spaces to the rear of the property.

Property to be sold with full vacant possession.

23 & 23a Bourne Road

Bexley

DA5 1LW

Tenure: **FREEHOLD**

Asking Price - £430,000

Hummerstone & Hawkins
Tel: 0208 303 1061

LOCATION:

Bexley is an area of south-east London located within the London Borough of Bexley. The village lies some 13 miles from Charing Cross and around 1.5 miles south of Bexleyheath.

Bourne Road is a very busy local thoroughfare which leads onto Bexley High Street, it benefits from a high volume of traffic throughout the day and buses frequently stop less than 20 yards from the premises. From the property there are good transport links with easy access to the main A2 which connects to the M25 and the Dartford Crossing. The nearby Bexley train station offers a frequent service into London Charing Cross with a journey time of between 31 and 40 minutes.

DESCRIPTION:

An end of terrace property with separate access doors to both the commercial unit and residential flat to the side with 3 car parking spaces to the rear.

The property is currently trading as a wellness clinic and has been for a number of years. As you enter the commercial unit into an entrance area of approximately 56sq ft, on the right hand side is the current reception / waiting area and entrance to a toilet. In the entrance area there is a latch which leads through to a basement of approximately 130sq ft however due to low ceiling height this is only to be used as storage. At the rear is a corridor which leads to 2 offices of approx 94sq ft and 200sq ft. At the end of the corridor is a staircase which at the top is a kitchen area and staff room of 81sq ft and also a small office / treatment room of 75sq ft.

At the entrance to the 1 bedroom flat is the staircase which leads up to a corridor with the kitchen & living room on your left hand side of approximately 205sq ft. There is also 1 bedroom of approximately 105sq ft and with a large bathroom at the rear.

The property benefits from good decorative condition throughout and would be suitable for applicants to begin tenancy in both units as soon as the sale has completed.

To the rear of the property there is 3 hard standing car parking spaces, also there is space to the front of the property which is currently being used as a car parking space.

TERMS:

We understand that the property is freehold and will come with complete vacant possession.

EPC:

23 Bourne Road BEXLEY DA5 1LW		Energy rating E	23a, Bourne Road BEXLEY DA5 1LW		Energy rating E
Valid until 5 May 2032	Certificate number 3642-6489-4608-9966-1465	Valid until 3 April 2029	Certificate number 0404-2833-7329-9921-3585		

RATES:

The rateable value of the property is £5,500 which means the commercial unit will benefit from small business rate relief. We advise all interested parties to contact Bexley council for any further information.

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](https://www.hummerstone.co.uk) T: 0208 303 1061

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.