

HUMMERSTONE & HAWKINS

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999 YEAR INVESTMENT OPPORTUNITY FOR SALE



Units 1,2 & 3 and workshop
available for sale.

Units fully let at a total rental
income of £82,000pa / 8.2% Yield

Unit 1 - Held on 7 year lease till
2030 at rental of £22,500pa.

Unit 2 - Held on a 10 year lease
till 2033 at a rental of £19,500pa.

Unit 3 - Held on a 7 year lease till
2030 at a rental of £25,000pa.

Workshop – Held on lease until
2033 at a rental of £15,000pa

254 – 256 Blackfen Road

Blackfen, Sidcup.

DA15 8PW

Tenure: **FREEHOLD**

Asking Price: **£995,000**

Hummerstone & Hawkins
Tel: 0208 303 1061

LOCATION:

Blackfen is a largely residential area of South East London within the London Borough of Bexley and is located some 2.5 miles north of Sidcup, 1 mile south of Welling and around 2 miles west of Bexleyheath.

Blackfen has a busy shopping centre with businesses in the area including a CO-OP supermarket, Tesco's express, Costa Coffee, Betfred, Coral and numerous independent and specialist retailers.

The area has excellent road links with the A210 (Blackfen Road) running in a westerly direction to Eltham and an easterly direction to Bexley. The main A2 trunk road passes close by where connections can be made to the M25 and Dartford Crossing.

Blackfen has good access to two mainline train stations with Welling Station around a mile away where there are services into London Victoria (44 mins) & London Cannon Street (32 mins). Sidcup Station is approximately 2 miles where there are services into London Charing Cross (33 mins).

The property is well located and enjoys an extremely prominent position on the corner of Blackfen Road & Wellington Avenue at the busy junction with Westwood Lane. There are high volumes of passing trade throughout the day with the position of the property meaning it is clearly visible to traffic travelling in both directions. Blackfen Road, Wellington Avenue and Westwood Lane are also main bus routes.

DESCRIPTION:

The subject property consists of three road facing E Class premises together with a workshop at the rear.

Unit 1 trading as Macies Ltd a shoe repair shop.

Unit 2 trading as Individual a barbers.

Unit 3 trading as Lumi Skin London Ltd a sunbed shop.

Workshop let independently as storage for a nearby restaurant.

APPROXIMATE MEASUREMENTS:

Unit 1 (Ground floor): 53sq m / 570sq ft.

Unit 2 (Ground floor): 40sq m / 430sq ft.

Unit 3 (Ground floor): 66sq m / 710sq ft.

Unit 5 (Ground / first floor): 43sq m / 463sq ft.

TERMS & TENURE:

Unit 1 - Held on 7 year lease till 2030 at rental of £22,500pa.

Unit 2 - Held on a 10 year lease till 2033 at a rental of £19,500pa.

Unit 3 - Held on a 7 year lease till 2030 at a rental of £25,000pa.

Workshop – Held on lease until 2033 at a rental of £15,000pa

We are given to understand that the property is a long leasehold (999 year lease).

ASKING PRICE:

Offers are invited in the region of £995,000.

VAT:

We are informed that VAT is NOT to be added to the purchase price.

EPC:

The premises has an EPC rating of B

RATES:

We understand from the vendor that the business rates are the responsibility of the tenants.

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.