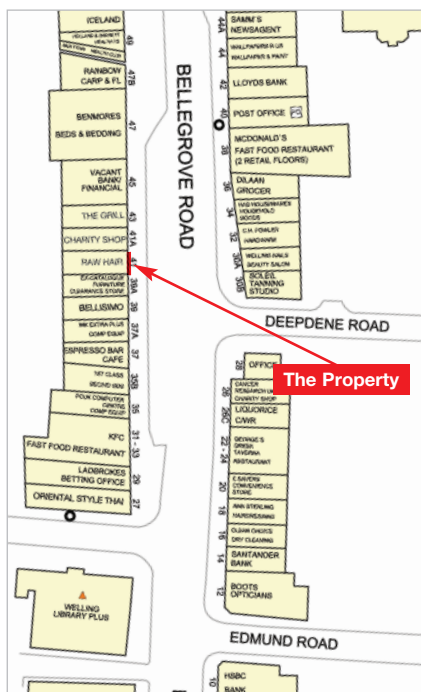


Welling **41 Bellegrove Road** **Kent** **DA16 3PB**

- **Freehold Shop and Residential Investment**
- Well located on Bellegrove Road near Welling Rail Station
- Shop Rent Review 2020
- Shop lease expiring 2030 (no breaks)
- No VAT applicable
- Current Rent Reserved
£26,000 pa

SIX WEEK COMPLETION AVAILABLE



Tenure

Freehold.

Location

Welling is a popular and densely populated residential suburb situated in the London Borough of Bexley, lying some 11 miles south-east of Central London.

The property is well located on the south side of Bellegrove Road (A207), which acts as the principal retail pitch and thoroughfare through Welling. Welling Rail Station is some 0.3 miles north-west of the property.

Occupiers close by include Post Office, Lloyds Bank, McDonald's, Cancer Research, Iceland and KFC amongst many others.

Description

The property is arranged over ground and one upper floor to provide a ground floor hair salon, with a self-contained flat arranged over the first floor which is accessed via service road to the rear. The property benefits from parking for 2 cars.

VAT

VAT is not applicable to this lot.

Documents

The legal pack will be available from the website www.allsop.co.uk

Energy Performance Certificate

For EPC Ratings please see website.

Floor	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Ground Floor	EP Prestigli Assets Ltd (t/a Raw)	Gross Frontage 5.30 m (17' 5") Net Frontage 4.95 m (16' 3") Shop Depth 14.75 m (48' 5") Built Depth 15.05 m (49' 5")	15 years from 22.02.2015 Rent review every 5th year and penultimate year of the term FR & I (2)	£14,000 p.a.	Rent Review 2020
First Floor	Individual	First Floor Flat (3) – 2 Rooms, Living Room/Kitchen, Bathroom	Assured Shorthold Tenancy for a term of 12 months from 13.02.2015	£12,000 p.a.	Holding over

- (1) The retail outlet operates as a franchise beauty salon. www.rawsalons.com
- (2) The lease is subject to a personal guarantee from the franchiser and franchisee for the first 3 years of the term.
- (3) Not inspected by Allsop. Information provided by the Vendor.

Total £26,000 p.a.

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

Seller's Solicitor M Alexander Esq, The Law House. Tel: 020 8899 6620 e-mail: malexander@thelawhouse.com