



## Welling

### 17 Bellegrave Road Kent DA16 3PA

- Freehold Shop and Residential Ground Rent Investment
- Shop break option in June 2016 not exercised
- Residential lease reversion in some 78 years
- VAT not applicable
- Shop Rent Review 2018
- Current Rent Reserved **£12,050 pa**



**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.

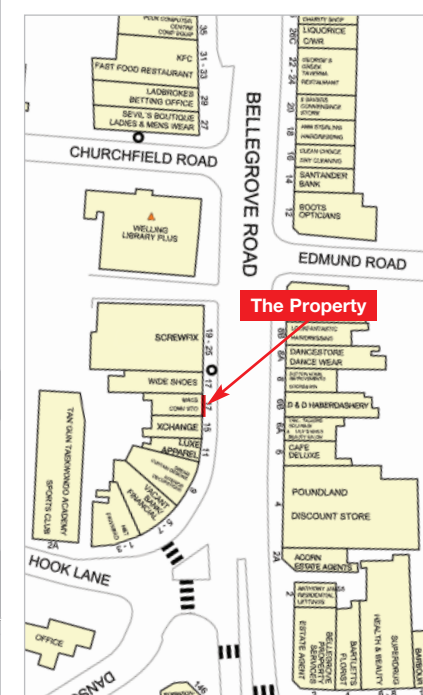
The property is well located on the south side of Bellegrave Road (A207), the principal retail thoroughfare in Welling, between its junctions with Hook Lane and Churchfield Road. Occupiers close by include Screwfix, Poundland, KFC, Ladbrokes, Superdry, Santander and both Boots Opticians and Boots the Chemist.

**Description**  
The property is arranged on ground and three upper floors to provide a ground floor shop with self-contained flat above, which has been sold off on a long lease.

**VAT**  
VAT is not applicable to this lot.

**Documents**  
The legal pack will be available from the website [www.allsof.co.uk](http://www.allsof.co.uk)

**Energy Performance Certificate**  
For EPC Rating please see website.



No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion	
Ground Floor	S Sultana (1)	Gross Frontage 5.3 m Net Frontage 4.65 m Shop Depth 11.9 m Built Depth 19.8 m	(17' 5") (15' 3") (39' 0") (64' 11")	10 years from 07.06.2013 Rent review in 2018 FR & I	£12,000 p.a.	Rent Review 2018
First, Second and Third Floors	Individuals	First, Second and Third Floor – Residential (Not inspected by Allsop)	99 years from 24.06.1995 Rent rises by £100 every 33 years	£50 p.a. (Rising to £150 in 2028)	Reversion 2094	

(1) Rent deposit of £3,000 held.

**Total £12,050 p.a.**