

Welling

56/70A Bellegrove Road

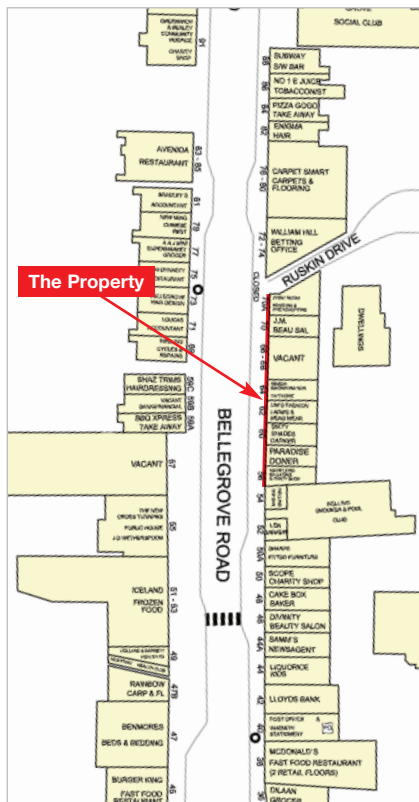
Kent

DA16 3PY

- **Freehold Unbroken Shopping Parade Investment**
- Comprising eight shops (one is a double unit) with ancillary upper parts
- 400 metres from Welling Rail Station
- Prior approval granted for residential conversion of part
- Potential for further redevelopment, subject to consents
- Occupiers close by include McDonald's, Burger King, JD Wetherspoon and Iceland
- No VAT applicable
- Total Current Rents Reserved

£87,500 pa⁽¹⁾
plus vacant double shop

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 north side of Bellegrove Road (A207), the principal retail thoroughfare of Welling. Welling Rail Station is approximately 400 metres from the property and provides regular services to London Charing Cross (34 minutes).

Occupiers close by include William Hill (adjacent), JD Wetherspoon, Burger King, The Original Factory Store (opposite), Iceland, McDonald's, Subway and Lloyds Bank, amongst many others.

Description

The property is arranged on ground and one upper floor to provide an unbroken parade of eight ground floor shops (one is a double unit), each of which benefits from ancillary first floor accommodation.

Planning

Prior approval was granted by Bexley Council in December 2018 (Ref: 18/02530/PRIOR) for the conversion of the first floor from retail to residential to provide 2 x two bedroom flats at No.66-68 Bellegrove Road. There may be potential to convert other first floors or add an additional floor. All enquiries should be referred to Bexley Council (www.bexley.gov.uk).

VAT

VAT is not applicable to this lot.

Documents

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

Energy Performance Certificate

For EPC Rating please see website.

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 B Dubiner Esq, Bude Nathan and Iwanier. Tel: 0208 458 5656 e-mail: bd@bnilaw.co.uk



No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
56	N Coupland	Ground Floor 44.70 sq m (481 sq ft) First Floor 40.00 sq m (431 sq ft)	10 years from 14.06.2018 (1) FR & I	£13,500 p.a.	Rent Review 2023
58	M Ozmos	Ground Floor 52.20 sq m (562 sq ft) First Floor 47.70 sq m (513 sq ft)	20 years from 13.04.2010 Rent review every 5th year FR & I	£12,500 p.a.	Rent Review 2020
60	B I Tanning Limited	Ground Floor 53.18 sq m (572 sq ft) First Floor 50.64 sq m (545 sq ft)	10 years from 19.06.2018 Rent review every 5th year Tenant break option 19.06.2021 FR & I	£14,000 p.a.	Rent Review 2023
62	Nail Tunc	Ground Floor 51.78 sq m (557 sq ft) First Floor 49.10 sq m (529 sq ft)	10 years from 14.05.2013	£11,000 p.a.	Reversion 2023
64	S Ward and B Saunders	Ground Floor 50.44 sq m (543 sq ft) First Floor 45.41 sq m (489 sq ft)	10 years from 24.11.2009 FR & I	£12,000 p.a.	Reversion 2019
66/68	Vacant	Ground Floor 113.85 sq m (1,226 sq ft) First Floor 93.70 sq m (1,009 sq ft)	–	–	–
70	I Mickenyte	Ground Floor 50.59 sq m (545 sq ft) First Floor 46.32 sq m (499 sq ft)	10 years from 09.06.2014 Rent review every 5th year FR & I	£11,000 p.a.	Rent Review 2019
70A	Scorpion Press	Ground Floor 74.90 sq m (806 sq ft) First Floor 58.50 sq m (630 sq ft)	5 years from 25.03.2016 FR & I	£13,500 p.a.	Reversion 2021
(1) There is a mutual break option at the end of the fifth year. NB. Not inspected by Allsop. Floor areas taken from VOA website.		Total	923 sq m (9,937 sq ft)	Total £87,500 p.a.	