

OPEN 7 DAYS
A WEEK

Harpers & Co

Tel: 01322 524425
www.harpersandco.com



226 Blackfen Road, Sidcup, Kent, DA15 8PW

Offers in Excess of £425,000

Freehold for Sale, Offers in Excess of £425,000, large prominent corner retailer unit with self contained 3 bedroom flat above with forecourt and land to the rear. Harpers & Co are delighted to present this prominent mixed use Commercial and Residential building Freehold for sale for the sum of Offers in Excess of £425,000. This property occupies a highly visible corner on Blackfen Road and has in recent times been trading successfully as a corner shop Newsagents. Now offered with vacant possession this shop and large three bedroom flat above would make an excellent premises for owner/occupier and would lend itself well to a variety of businesses.

- *RARE MIXED USE FREEHOLD FOR SALE * EXCELLENT LOCATION * HIGHLY VISIBLE ***
- *GOOD FOOTFALL AND VEHICULAR TRAFFIC * LARGE FORECOURT WITH AMPLE PARKING ***
- *REAR YARD AND SIDE PLOT WITH SOME DEVELOPMENT POTENTIAL***
- * IMMACULATE THREE BEDROOM SELF CONTAINED FLAT * GOOD YIELD POTENTIAL***
- *WOULD SUIT OWNER/OCCUPIER***

VIEWING HIGHLY RECOMMENDED

LOCATION

Located on the busy Blackfen Road in what is a principal position enjoying high levels of vehicular & pedestrian passing trade. This shop is surrounded by strong covenants and national retailers such as Barclays, Lloyds Bank, Jane Ayre Bakery and a host of others contributing to a dynamic and lively area. This unit provides excellent access to the A2 and M25 and links to Central London. Welling and Albany Park are the closest train stations.

DESCRIPTION

The ground floor Commercial aspect of this property has a gross internal area of approximately 65 sq meters and approximately 700 sq ft and is largely open plan with a return frontage. The ground floor commercial unit has a large forecourt which is approximately 8 1/2 meters wide by 8 meters deep. To the side of the property is a side access path with land leading to the rear yard of both the shop and the entrance to the self contained flat above. The Commercial unit itself has been trading until recent times as a Newsagents and sweet shop and has an open plan retail area to the front with a small store room of 10.8 meters or 116 sq ft which then leads to the rear access to the storage yard and side. The shop itself would obviously benefit from a refurbishment but would suit a whole host of owner occupiers and would make an excellent retail shop, office and possibly subject to planning permission (STPP) gain alternative uses. The three bedroom self contained flat is accessed from the side and rear and immediately surprises you with the amount of space on offer. On the first floor there is a: Kitchen 3.6m x 1.9m, Bedroom One 3.9m x 3.6m, Bedroom Two 3.8m x 3.8m, Lounge 3.6m x 4.7m, Shower Room 2.2m x 1.2m, Bedroom Three 5.1m x 2.6m, En Suite 2.0m x 4.8m The flat is decorated to a good standard and would provide excellent family living space. Being self contained it does not impinge on the ground floor commercial unit and if offered to let would possibly produce a rent of between £1250 to £1300 PCM on an AST. This freehold property for sale offers an excellent opportunity for owner/occupier to trade from the ground floor shop whilst possibly living upstairs in close proximity and providing ample customer and their own parking

TERMS

This Freehold property is offered for sale for Offers in Excess of £425,000.

LEGAL COSTS

Each party to pay their own legal costs in this transaction

RATES

Our own enquiries with the VOA suggest that the rateable value is £9,700 per annum as of 1st April 2010 with a rate calculator of 0.48p in the pound. Applicants are encouraged to make their own enquiries to the valuation office to see if they are eligible for small business rates relief or further deductions.

VAT

This property has not been elected for VAT.

SAT NAV LOCATION

DA15 8PW

Estate Agents Commercial Agents Lettings Chartered Surveyors Valuers Insurance

Open 7 days a week

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HARPERS & CO SPECIAL REMARKS

Harpers & Co are delighted to offer this excellent and well located Freehold mixed use property for sale. The current owner has maximised the potential of the self contained flat to provide an excellent living space with two bathrooms, three bedrooms and a good sized lounge and kitchen. This would make an excellent self contained rental property. We also consider that the ground floor would make an excellent retail unit and/or office as it is a highly visible location and within close proximity to the High Street. Harpers & Co strongly encourages early viewings as this property is rare to the market.



Our own enquiries suggest that this may also get a change of use Subject to Planning Permission (STPP). The large three bedroom flat is self contained with side and rear access and would provide an excellent family home with anticipated rental yields of approximately £1,250 - £1300 PCM. The three bedroom split level maisonette is tastefully decorated and is in very good order with large rooms and two bathrooms. This property is offered Freehold for Sale through Sole Agents Harpers & Co and early viewings are advised.

Viewings by appointment only call 01322 524 524.

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