



148 Plumstead Common Road  
£460,000

Shop and 1 bed flat

Harpers & Co

**NEW INSTRUCTION \*Freehold Shop & Flat For Sale £460,000.00\*\*\* Plumstead Laundrette business and self contained 1 bed flat with rear access available for the first time as has been in same family ownership for 40 plus years. Massive scope for improvement of business and good potential income from upper residential flat which is in very good condition as has recently been refurbished to a high standard. Call today for a viewing through Award Winning Agents Harpers & Co 01322 524425.**



# 148 Plumstead Common Road, London, Greater London,

FREEHOLD FOR SALE | SHOP & 1 BED SELF CONTAINED FLAT | SAME FAMILY OWNERS FOR 40 YEARS | BUSY TRADING LOCATION | IMMACULATE SHOP WITH SUCCESSFUL BUSINESS | LARGE SELF CONTAINED FLAT | REAR YARD WITH PARKING | GUIDE £460,000.00 | GOOD INVESTMENT POTENTIAL |

## Location

Plumstead located some 2 miles east of Woolwich, approx. 3.5 miles north-west of Bexleyheath. This rare to market Freehold is located on the busy Plumstead Common Road, a busy arterial linking the South Circular Road and the A209. The property is surrounded by several Estate Agents, a Co-op Food store, an Esso petrol forecourt and a number of independent retailers.

## Description

This two storey Freehold building is an end of terrace with a successful launderette business trading from the ground floor and a large and immaculate 1 bedroom flat above which is self contained. The property is trading successfully and has been in the same ownership since the 1990's. Retirement has prompted sale.

## Commercial Unit

A single entrance door leads in to the main rectangular shaped retail area of approximately 425 square feet / 39.5 square meters. The shop as you can see from the pictures is in very good order with 2 rows of modern laundry machines washers and dryers. The vendors inform us that the business is most viable and has built up a good income stream over the years with a popular following among the local community. There is also massive scope for improvement by way of gaining contractual cleaning. To the rear there is a small kitchen of approximately 46 square feet / 4.3 square meters, a boiler room of 99 square feet / 9.2 square meters and a store room 97 square feet / 9 square meters. The property includes a rear yard which can be accessed either from the shop or via Jago Road.

## Accommodation

The 1st floor 1 bed flat is self contained and currently let to a family member. Access is at the rear of the building via an external staircase up to a private entrance door leading in to a well-presented self-contained flat which we understand has recently been refurbished and decorated. The accommodation comprises: Fitted kitchen (101 square feet) Lounge (205 square feet) Double bedroom (118 square feet) Bathroom (56 square feet) The flat is very light and presents in good order and would rent for circa £850 to £900 pcm if available on the open market.

## Tenure

The property is offered Freehold For Sale Guide Price £460,000.00

## Rates

The rateable value is £5,900 per annum with rates payable of £2,099.37 per annum. Interested parties are advised to make their own inquiries with the relevant council. Tenants maybe eligible for Small Business Rates Relief SBRR.

## Legal Fees

Each party are to be responsible for their own legal costs.

## Harpers & Co Special Remarks

This rare to market viable business with a self contained immaculate flat is a worthy purchase and offers split commercial and residential opportunity. Harpers & Co suggest early viewings as this unit represents a good opportunity to those wanting a diverse investment opportunity.



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