

100 PARK VIEW ROAD, WELLING, KENT, DA16 1SF

**FREEHOLD INVESTMENT FOR SALE
WITH VACANT POSSESSION**



**GROUND FLOOR SHOP/OFFICE WITH TWO GARAGES TO THE REAR AND
TWO BEDROOM RESIDENTIAL FLAT ABOVE**

GUIDE PRICE: £360,000

Location

The premises are situated on Park View Road at its junction with Lewis Road. Park View Road is a continuation of Welling High Street and provides direct access into Bexleyheath Broadway from Welling. Immediately opposite the premises are Welling tennis courts, croquet pitch as well as Welling Ltd FC. Neighbouring occupiers include a Suzuki and Vauxhall main dealership.

Road communication links are good with easy access to both the A2 and M25. The nearest mainline stations are Welling and Bexleyheath which provide direct access into Central London.

Description

The property comprises a two storey building with ground floor commercial premises and at first floor level a two bedroom self contained flat.

The ground floor premises comprise front entrance door leading into a lobby with separate entrance to the flat. The lobby area also leads into the commercial premises with a corridor leading into a back office with a kitchen facility to the rear. There is also a main door from the lobby which leads into the front retail area with an office directly behind it.

The rear of the premises has been extended and has a covered canopy where there are two WC facilities. In addition there is a workshop/office area to the rear of the building.

Externally the premises have two garages with concertina shutter doors to the front. Both Garages have been fitted out for workshop purposes and have an electricity supply and fluorescent lighting.

Accommodation

The commercial property has the following approximate net internal areas:

Ground Floor

Main Retail Area	21.50 sq m. 231 sq ft
Rear Office	15.40 sq m. 166 sq ft
Side Office	13.25 sq m. 143 sq ft
Kitchen	4.95 sq m. 53 sq ft
Rear Workshop / Office	29.15 sq m. 314 sq ft
2 x WC facility	
Total Accommodation	84.25 sq. m. (907 sq. ft.)

External

Garage 1	26.15 sq. m. (281 sq ft)
Garage 2	20.57 sq. m. (221 sq ft)

First Floor Two Bedroom Flat (Maximum Dimensions)

Lounge	5.79m x 4.88m (19' x 16')
Bedroom 1	3.96m x 3.96m (13' x 13')
Bathroom/WC	
Kitchen	2.74m x 2.44m (9' x 8')
Bedroom 2	3.66m x 3.05m (4' x 10')

Tenure

Freehold

Guide Price

£360,000

Rates

We have been advised that the property has a rateable value of £7,500. The Standard Business Rates Multiplier for 2010/11 is 41.4p in the £. For further information on business rates including relief which could be applicable, visit www.mybusinessrates.gov.uk.

Council Tax

The property has a Band C Council Tax rating. Please contact Bexley Council on 020 8303 7777 for the rates payable.

Legal Costs

Each party to pay their own legal costs.

VAT

We have been advised that VAT may be applicable.

Viewing

Strictly by prior arrangement with sole selling agents Hindwoods Hunter Payne.

CG4509

www.hindwoods.co.uk