

WELLING

124 UPPER WICKHAM LANE

DA16 3DX

LINAYS

COMMERCIAL

26A STATION SQUARE
PETTS WOOD, ORPINGTON,
KENT. BR5 1NA
Fax: 01689 831416

01689 875 511

**FREEHOLD FOR SALE – CAR SHOWROOM PLUS TWO FLATS
(CURRENT INCOME £25,092 PAX)**

Location

Welling is located in the London Borough of Bexley and the subject premises is situated in a very prominent position within an established parade. Surrounding occupiers include other car showrooms, shops and restaurant/takeaway units.

Description

Comprises an end of terrace building arranged on ground and first floors with the benefit of a sales forecourt and rear yard. The ground floor comprises a car showroom with internal office and shared entrance hall providing entry from flank pedestrian walkway. To the rear of the property there is a studio flat at ground floor level. From the shared entrance hall there is a staircase leading to a one bedroom flat. At the very rear of the property there is a yard/ parking area.



Accommodation

(with approximate dimensions and floor areas)

Forecourt - Car Sales 14'6" x 17'6" (4.41m x 5.36m)

Ground floor - Front

Showroom 17'5" x 29'3" (5.33m x 8.93m)

Includes Office 11'9" x 6'9" (3.63m x 2.10m)

Rear Yard/ Parking 17'6" x 21'6" (5.36m x 6.58m)


Ground Floor - Rear – Studio flat (not inspected)

First Floor – one bedroom flat (not inspected)

THE PROPERTY MISDESCRIPTIONS ACT 1991

The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order of fit for the purpose. Prospective Purchasers/Lessees are advised to obtain verification from their Solicitor or Surveyor. References to the tenure of this property are based on information supplied by our Clients. The Agent has not had sight of the Title Documents and prospective Purchasers/Lessees are advised to obtain verification from their Solicitor.

These Particulars do not form, nor form any part of, an offer or contract. Neither Linays Commercial nor any of their employees has any authority to make or give further representations or warranties to the property

Price	Tenancies
£500,000 (Five Hundred Thousand Pounds), for the benefit of our client's Freehold interest subject to the tenancies granted.	<p><u>Ground Floor Car Showroom</u> - Let upon a monthly tenancy at £866 per calendar month exclusive (£10392pax)</p> <p><u>Ground Floor Flat</u> - Let upon an Assured Shorthold Tenancy currently at £625 pcm (£7,500 pax)</p> <p><u>First Floor Flat</u> - Let upon an Assured Shorthold Tenancy currently at a rent of only £600 pcm (£7,200 pax)</p>
Rating Assessment	Commercial & Residential Energy Performance Certificates
We understand from the Valuation Office Agency (VOA) website that the rates payable on the premises are £3,401.70 (2016/17 assessment). The residential flats are we are advised by our clients assessed in Council Tax Band A. Interested parties are strongly advised to check the actual rates liability with the local authority directly.	<p>Current Total Rental Income: <u>£25,092.00 pax</u></p> <p>Awaiting assessments.</p>
Legal Costs	Viewings
Each party to bear their own legal and professional fees incurred in respect of this transaction.	Available by prior appointment via Linays Commercial Limited.
VAT	
We have been advised by our clients that VAT will NOT be payable upon the sale price under current legislation.	
Notes	<p>Contact: Adrian Tutchings Mandeep Cheema</p> <p>Email: commercialproperty@linays.co.uk mc@linays.co.uk</p>
Access to the flats will be limited as both are occupied under assured short hold tenancy agreements.	
<p>THE PROPERTY MISDESCRIPTIONS ACT 1991</p> <p>The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order of fit for the purpose. Prospective Purchasers/Lessees are advised to obtain verification from their Solicitor or Surveyor. References to the tenure of this property are based on information supplied by our Clients. The Agent has not had sight of the Title Documents and prospective Purchasers/Lessees are advised to obtain verification from their Solicitor.</p> <p>These Particulars do not form, nor form any part of, an offer or contract. Neither Linays Commercial nor any of their employees has any authority to make or give further representations or warranties to the property</p>	