

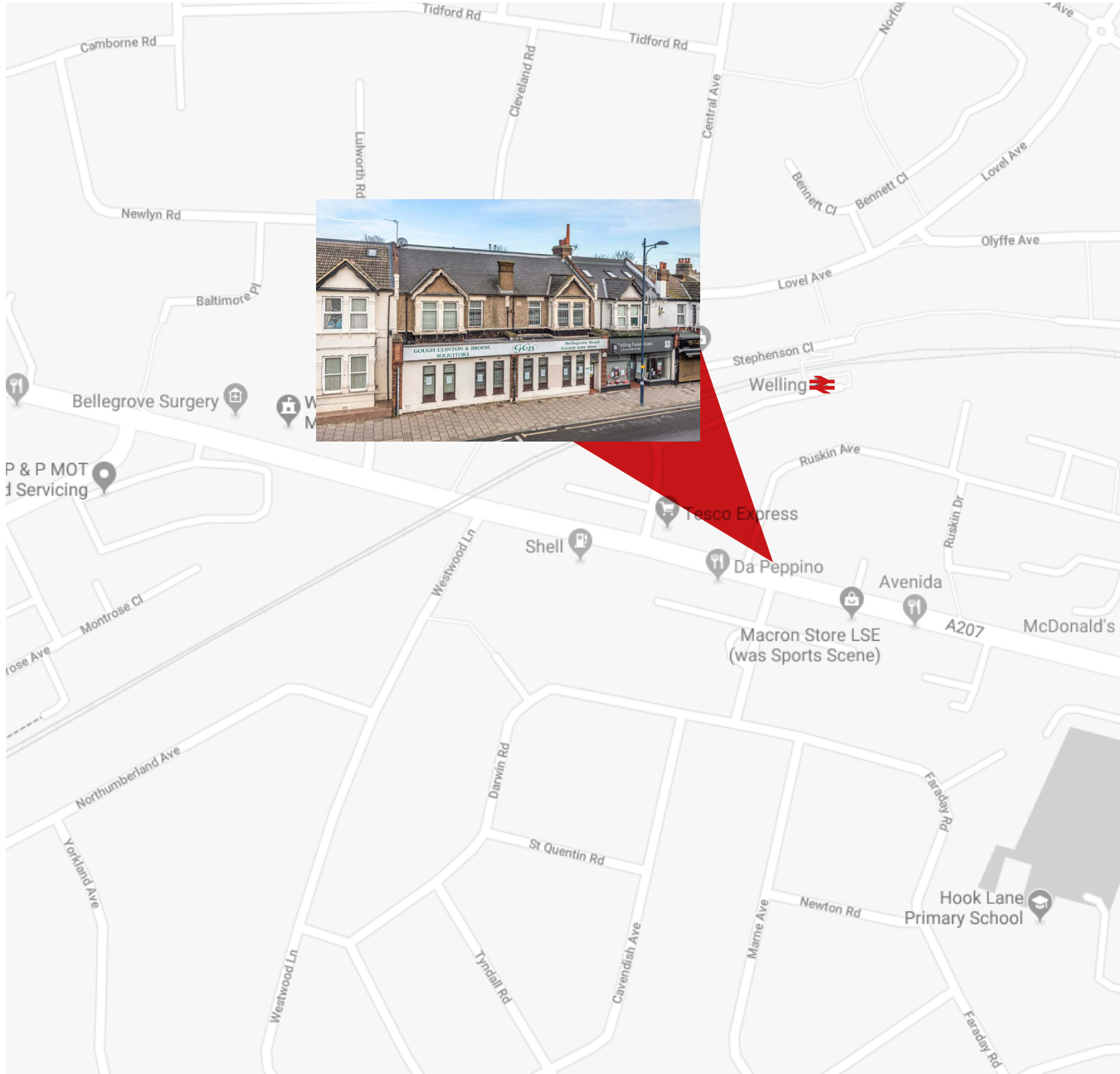


104 & 106 Bellegrove Road, Welling, Kent DA16 3QD

Freehold offices with permitted development rights for residential conversion, and further potential (stpp)

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- Prominent 3 storey office building approx. 295 sqm (3,175 sqft)
- Effective consent for creation of retail unit & 4 flats
- Large rear yard offering further potential (stpp)
- Less than a quarter mile from Welling Station
- OIEO £650,000 F/H

DESCRIPTION

An attractive office building in central Welling available freehold, with full vacant possession. Extending to approx. 295 sqm (3,175 sqft) in all, the property is arranged over three floors as cellular offices with ancillary kitchen, toilets and storage. Effective consent exists from 2015 for the conversion of the building to provide a retail unit and four self-contained flats. Potential appears to exist to identify the density of the residential conversion, and / or undertake further development in the large rear yard (stpp).

LOCATION

The subject property is located on the Northern side of the A207 Bellegrave Road, close to the junction with Ruskin Avenue. Bellegrave Road runs into Welling High Street to the East, and the subject property sits between the station and High Street. Welling Station is within 0.2 miles, whilst numerous local bus routes pass along Bellegrave Road. The rear yard is accessed off Ruskin Avenue.

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PLANNING / POTENTIAL

An application for prior approval for the conversion of the subject property to form a retail unit and four self-contained flats was made to Bexley Council on 31st July 2015. A letter dated 2nd December 2015 was received from the Council, and confirmed that "the prior approval from the local Planning Authority is not required".

The property benefits from a large rear yard which provides parking for several vehicles. Potential appears to exist for the extension of the existing building over at least two storeys (stpp).

TERMS

Offers in excess of £650,000 (six hundred and fifty thousand pounds) are invited for the vacant freehold interest. A deadline for offers may be set, and as such interested parties are advised to contact our offices for further information.

VAT

We understand that VAT is not applicable in this matter.

EPC

The property sits within band D. An EPC is available upon request.

FURTHER INFORMATION

Copies of existing and proposed floor plans are available upon request.

VIEWINGS

Viewings are available by prior appointment with Acorn's Commercial & Development Division on 020 8315 5454.



For more information contact:
Jeff East or Jack Flood
020 8315 5454



Meet the rest of the team...

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