

35

UPPER WICKHAM LANE

WELLING

KENT

DA16 3AB

ALEXANDER LAWSON
CHARTERED SURVEYORS

On Behalf of LPA Receivers



EXECUTIVE SUMMARY

The property comprises three ground floor commercial units and two self-contained two-bedroom flats arranged over the first floor.

Well-located freehold mixed-use investment situated in the heart of Welling town centre, within the London borough of Bexley.

Off Street Parking to rear

Mixed use investment property with significant development potential SPP

Full vacant possession

Offers invited for the freehold interest.

DESCRIPTION

The property comprises a two-storey mid-terraced mixed-use investment extending to approximately 3,957 sq ft, arranged as three self-contained commercial units at ground floor level and two self-contained two-bedroom flats on the first floor.

The commercial accommodation comprises a retail/showroom unit, office accommodation and a rear workshop unit, all separately let. The residential upper parts are accessed via a dedicated entrance from Upper Wickham Lane.

The property further benefits from a rear yard area providing parking for up to four vehicles, with access from the service road to the rear.

The asset provides potential for a diversified income stream from both commercial and residential occupiers and offers development potential subject to necessary planning consents.



LOCATION


35 Upper Wickham Lane occupies a prominent position on the western side of Upper Wickham Lane, close to its junction with Bellegrove Road (A207), one of Welling's principal retail and commuter routes. It is located approximately a seven minute walk to Welling Station providing direct South Eastern Rail services into Central London.

Situated within the London Borough of Bexley, Welling is a well-established South East London suburb offering an excellent mix of retail, leisure and residential amenities. Local occupiers include Mc Donalds, Boots, Morrisons, Lidl amongst multiple local retailers.


CONNECTIVITY

From Welling station

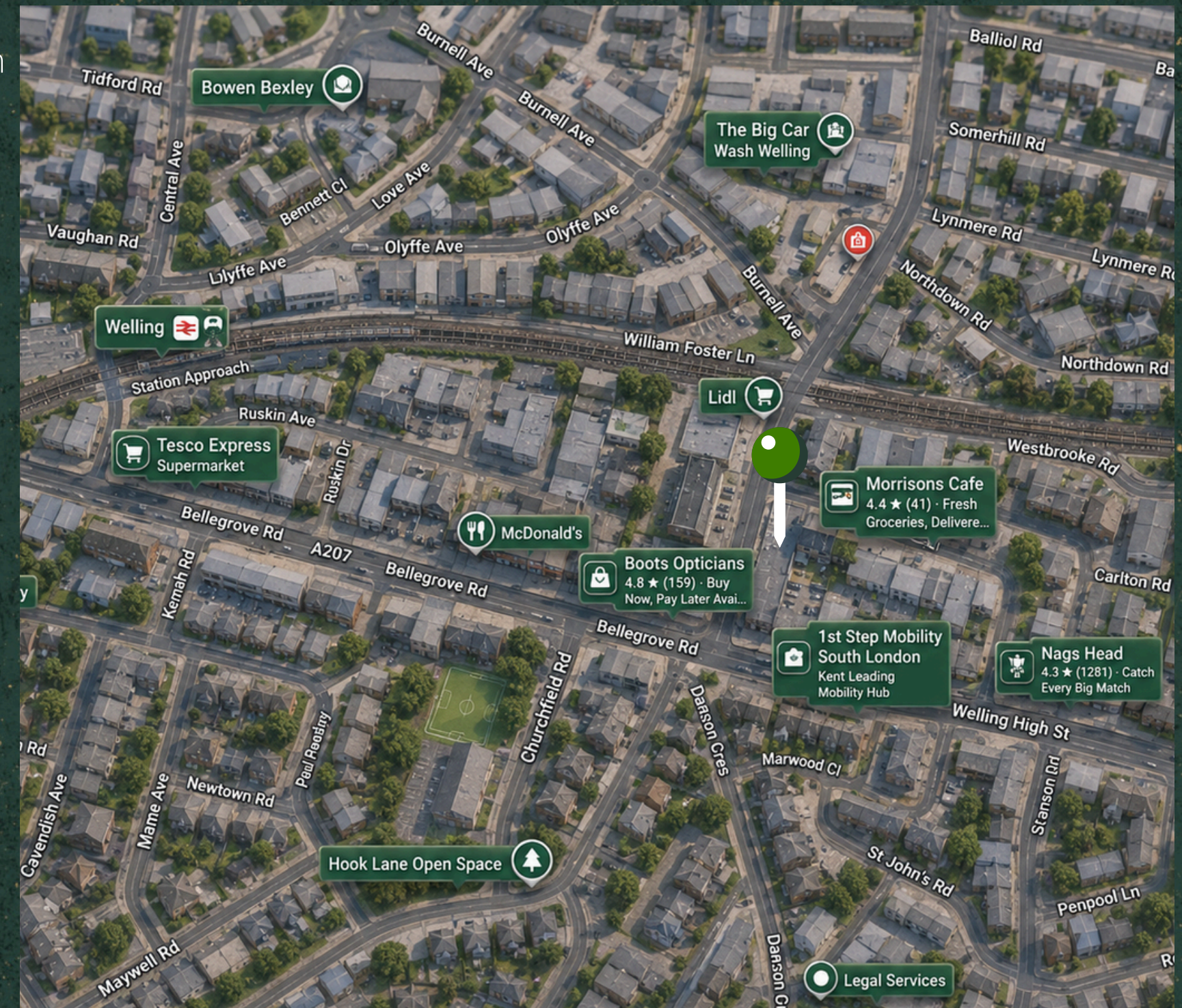
 London Bridge ~ 25 mins

 London Waterloo ~ 30 mins

 M25 ~ 20 mins

 Blackwall tunnel ~ 20 mins

 London City airport ~ 25mins



TENANCY & ACCOMODATION

GROUND FLOOR					
35A Upper Wickham Lane	Showroom/retail area with fully glazed shop frontage, ancillary staff toilet and kitchen area plus rear office. Area ITZA: 485 sq ft (45.03 sq m)	Ground Floor	Showroom / Retail	817	75.91
35 Upper Wickham Lane	Reception, office, staffroom, staff toilet, classroom.	Ground Floor	Office / Service	953	88.58
Office at Rear, 35 Upper Wickham Lane	Entrance hall, two rooms including kitchenette, store.	Ground Floor	Office / Store	234	21.73
TOTAL NET INTERNAL AREA – GROUND FLOOR:				2,004	186.22
RESIDENTIAL UPPER PARTS					
Flat 35B	Private entrance door and hall, open plan living room and kitchen, two double bedrooms, bathroom providing bath, wash basin and WC. Gross Internal Area: 1,084 sq ft (100.75 sq m)	First Floor	Residential	1,084	100.75
Flat 35C	Private entrance door and hall, open plan living room and kitchen, two double bedrooms, bathroom providing bath, wash basin and WC. Gross Internal Area: 869 sq ft (80.75 sq m)	First Floor	Residential	869	80.75
TOTAL GROSS INTERNAL AREA – RESIDENTIAL:				1,953	181.5

Note: The above information has been provided to us and all interested parties should verify this as part of their due diligence

TENURE

Freehold

Held under Title Number: SGL560931

EPC

Available upon request

VAT

TBC

PRICE

£800,000 (Eight Hundred Thousand Pounds) Subject to Contract

The Receivers accept no liability for any of the information provided and recommend all interested parties to carry out their own due diligence.



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ALEXANDER LAWSON
CHARTERED SURVEYORS