76-80 Bellegrove Road Welling, Greater London DA16 3QB

Freehold Retail Investment

- Let to Carpet Smart Limited until 2026 (2)
- Approximately 317 sq m (3,415 sq ft)
- Prominent town centre location
- Nearby occupiers include William Hill, Iceland, McDonald's, Tesco and D Wetherspoon



Situation

The property is prominently situated on the northern side of Bellegrove Road, in the heart of Welling town centre. Nearby occupiers include William Hill, Iceland, McDonald's, Tesco and JD Wetherspoon

The property comprises a triple fronted ground floor shop with residential accommodation on upper floors let on long leases.

Freehold.

VAT is applicable to this lot.

Six Week Completion

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BEDS & BEDDING	MCDONALD'S SE FAST FOOD RESTAURANT
VACANT BANK/ FINANCIAL	(2 RETAIL FLOORS) DILAAN GROCER

Tenancy and accommodation										
	Unit	Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Review	
	76-80	Ground	Retail/Ancillary	317.27 sq m	(3,415 sq ft)	CARPET SMART LIMITED (1)	10 years from June 2016 until 06/2026 (2)	£45,000	June 2021	
	76a	-	Residential	Not measured		INDIVIDUALS	125 years from 25/12/2004 until 24/12/2129	Peppercorn		
	78a	-	Residential	Not measured		INDIVIDUALS	125 years from 25/12/2004 until 24/12/2129	Peppercorn		
	8oa	-	Residential	Not measured		INDIVIDUALS	125 years from 25/12/2004 until 24/12/2129	Peppercorn		
Total Commercial Area 317.				317.27 sq m	(3,415 sq ft)			£45,000		

- (1) Carpet Smart currently operate from three stores in addition to this property, located in Beckenham, Charlton and Maidstone and provide high quality carpets throughout London and the South East (Source: www.carpetsmart.co.uk o2/o6/2016).
 (2) Terms for a new 10 year lease at a rent of £45,000 p.a.x have been agreed and is in solicitors hands due to complete imminently.

Gwen Thomas

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