

lot 44

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

Rent
£45,000 per
annum
exclusive

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 JD Wetherspoon



Location

Miles: 14 miles to London City Centre
Roads: A2, A206, M25 (Junction 2)
Rail: Welling, Plumstead (30 mins to London Cannon Street)
Air: London City Airport, Gatwick Airport

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.

Description

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

Tenure

Freehold.

VAT

VAT is applicable to this lot.

Six Week Completion

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	
80a	-	Residential	Not measured	INDIVIDUALS	125 years from 25/12/2004 until 24/12/2129	Peppercorn	
Total Commercial Area			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 02/06/2016).
(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.

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