FREEHOLD INVESTMENT OPPORUNITY FOR SALE

1-3 Bellegrove Road, Welling, Kent, DA16 3PA

GIA: 2,957 sq ft (274.64 sq m)

- **Investment opportunity in the heart of Welling**
- **Sought-after location on major junction**
- **Fully occupied mixed-use investment**

Location

The property occupies a prominent position at the junction of Bellegrove Road, Upper Wickham Road, and near Welling High Street, offering excellent visibility and footfall.

Situated in the heart of Welling, 1-3 Bellegrove Road benefits from a vibrant urban setting within the London Borough of Bexley. Residents enjoy excellent connectivity, with Welling Rail Station just a short walk away and multiple bus routes serving the area. Nearby national retailers include Poundland, Morrisons and Tesco's.

Description

The property comprises an end-of-terrace double-fronted ground floor lock-up shop, accompanied by two self-contained flats arranged over three storeys. The retail unit features a modern aluminium shopfront with secure electric shutters.
Flat 1 includes three bedrooms, kitchen and a WC, while Flat 2 offers three bedrooms, kitchen along with two WCs.

EPC

Ground Floor Shop 1-3 – B33
Flat 1A – E54
Flat 3A – D59

Size

The property offers the following approximate dimensions and gross internal floor area:

- Shop GF: 932.43 sq ft (86.64 sq m)
- Flat 1A: 1,056 sq ft (98 sq m)
- Flat 3A: 969 sq ft (90 sq m)

Total GIA: 2,957 sq ft (274.64 sq m)

Legal

The purchaser will be responsible for covering all their own legal costs.

AML checks will need to be carried out on all prospective buyers.

Vat

No VAT payable on the purchase price.

Viewing

Viewings can only be carried out with prior notice by contacting Stephen Anderson and William Mersh on:
Email: agency@leebaron.com
Tel: 020 7758 5894

Price

Unconditional offers are sought in excess of £900,000 for the freehold interest.

GIY of 6.82% based on current total income of £61,380 per annum.

Tenant Covenant

Harvey & Thompson Ltd is a well-established national retailer with a strong tenant covenant. The company reported for the year ending 31/12/2024 gross profit approx. £155 million, pre-tax profit of £30.1 million, and net assets of £176.1 million, reflecting its financial stability and reliability.

Tenancy Schedule

Area	Use	Rent PA	Term	Expiry
Ground Floor	Commercial	£19,500	5 years	04/12/2029
1A	Residential	£20,400	1 year AST	17/01/2026
3A	Residential	£21,480	1 year AST	15/12/2025
		£61,380		

Site Plan

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