

# WELLING

134,136 & 138-140 UPPER WICKHAM LANE  
DA16 3DP

# LINAYS COMMERCIAL

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**FREEHOLD FOR SALE – MIXED USE OPPORTUNITY - PART LET / PART VACANT  
REAR YARD OFFERING DEVELOPMENT POTENTIAL (STPP)**

## Location

Welling is a popular residential suburb located within the London Borough of Bexley approximately 2.5 miles to the south east of Woolwich, 4 miles east of Greenwich and 1.5 miles north west of Bexleyheath.

The area has good communication links with the A2 approximately 1.5 miles away providing access to the M25 in the east and the Blackwall and Rotherhithe tunnels in the west. The A207 provides access to the South Circular in the west and also to the M25 in the east.

Welling mainline rail station is approx. 0.6 miles away providing regular trains to central London with an approximate journey time of 30 minutes to London Charing Cross.

The subject property occupies a prominent and visible position towards the northern end of Upper Wickham Lane close to the junction with Balliol Road and East Road. Upper Wickham Lane is a busy road which connects with Welling High Street.

The property is surrounded by a mixture of commercial and residential occupiers.



## Description

The property comprises a block of three self-contained buildings set out over ground and first floor level with rear yard occupying an overall site area of approx. 407.9sq.m. There is forecourt parking in addition to rear vehicular access to additional parking. The properties appear to be of traditional construction having rendered elevations under a flat roof. **134 Upper Wickham Lane:** End of terrace with return frontage, arranged to provide ground floor showroom with rear workshop. The upper parts are self-contained with a separate entrance and provide ancillary storage space. **136 Upper Wickham Lane:** comprises a ground floor shop/office occupied by a firm of printers. The upper parts are self-contained with a separate entrance and provide ancillary storage space. **138-140 Upper Wickham Lane:** double fronted premises arranged to provide partitioned meeting rooms with internal staircase to first floor level where additional office accommodation is located.

THE PROPERTY MISDESCRIPTIONS ACT 1991

The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order of fit for the purpose. Prospective Purchasers/Lesseees are advised to obtain verification from their Solicitor or Surveyor. References to the tenure of this property are based on information supplied by our Clients. The Agent has not had sight of the Title Documents and prospective Purchasers/Lesseees are advised to obtain verification from their Solicitor.

These Particulars do not form, nor form any part of, an offer or contract. Neither Linays Commercial nor any of their employees has any authority to make or give further representations or warranties to the property

## Accommodation

(with approximate dimensions and floor areas)

### 134 Upper Wickham Lane

Ground Floor (Front): 255sq.ft 23sq.m

Rear Workshop: 290sq.ft 26sq.m

First Floor: 323sq.ft 30sq.m

**Total Area 868sq.ft 80sq.m**

### 136 Upper Wickham Lane

Ground Floor: 389sq.ft 36sq.m

First Floor: 341sq.ft 31sq.m

**Total Area 730sq.ft 67sq.m**

### 138-140 Upper Wickham Lane

Ground Floor : 798sq.ft 74sq.m

First Floor: 642.sq.ft 59sq.m

**Total Area: 1440sq.ft 133sq.m**

**Rear Yard 0.04 acres**

## Block Plan



## Tenancies

### 134 Upper Wickham Lane:

The ground and first floors are to be sold with vacant possession upon completion.

### 136 Upper Wickham Lane:

The ground floor is let upon a license dated 10<sup>th</sup> November 2008 for a term of 6 months. The tenant is holding over at a rental of £433.00pcm Exclusive. The first floor is vacant.

### 138-140 Upper Wickham Lane:

The entire property is let upon a license dated 1<sup>st</sup> September 2003 for a term of 1 year. The tenant is holding over at a rental of £850.00pcm Exclusive.

**Rear Yard:** To be sold with vacant possession upon completion.

Copies of the licenses are available on request.

## Freehold Price / VAT

**£825,000 (Eight Hundred and Twenty-Five Thousand Pounds),** with vacant possession of 134 on completion and subject to the licenses granted on 136 and 138-140.

Our clients advise that VAT is not payable upon the purchase price under **current legislation**.

## Energy Performance Certificate

Available on request.

## Viewings

Available by prior appointment via Linays Commercial Limited.

Contact: Mandeep Cheema      Email: mc@linays.co.uk

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