



James ashley
commercial
property consultants

178 Park View Road | Welling | Kent | DA16 1ST
MIXED-USE INVESTMENT FOR SALE

178 Park View Road | Welling | Kent | D16 1ST | FREEHOLD INVESTMENT FOR SALE

- ground, mezzanine, second & third floors
- 6 apartments with roof terrace & rear car park
- 2 retail units, offices & storage space
- total: 823.10 m² (8,860 ft²) approx.
- current income: £130k pa (erv: £230k pa)
- guide price: £3m freehold

DESCRIPTION

End of terrace recently built mixed-use building comprising commercial space on the ground and first floors, with residential on the second and third floors. There is also a car park at the rear.

The ground floor comprises two retail units, one let and the other vacant. Part of the rear is let to as a beauty saloon/treatments, with the remaining space currently vacant. The first floor (mezzanine) comprises a meeting room, small office, one bed studio flat, void above the larger retail unit and large storage space with windows, with potential for further residential - S.T.P.

The second and third floors comprise 6 high spec apartments, with 4 x 2 beds and 2 x 1 beds and a communal roof terrace.

LOCATION

The property is situated on Park View Road (A207), between School Lane and Clifton Road in Welling.

Neighbouring occupiers include Brewers Decorator Centres, Toolstation, Tesco Superstore, Costa

Coffee, Ancaster/Hyundai Dealership and MediVet, together with a good mix of other independent and local traders.

Welling mainline railway station is within walking distance, providing services to London Victoria, Cannon Street, Charing Cross, Dartford, Gravesend and Slade Green via Bexleyheath. There are also various buses serving the area located on Park View Road.

ACCOMMODATION

Commercial (Ground & First)	431.06 m ²	4,640 ft ²	
Residential (Second & Third)	392.04 m ²	4,220 ft ²	
Total	823.10 m²	8,860 ft²	N.I.A.

TENURE

Freehold, with the benefit of a commercial lease, two licence agreements and various residential assured shorthold tenancies. Further information can be provided upon application.

FURTHER INFORMATION/VIEWINGS

Contact the vendors sole selling agents: -

James Stefanopoulos or Ashley Brudenell



✉ info@james-ashley.co.uk

☎ 020 7127 8781

james-ashley.co.uk



James Ashley and any joint agents give notice that; 1). They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon. 2). Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and James Ashley have not tested any services, equipment or facilities. Interested parties must satisfy themselves by inspection or otherwise.