

For Sale: £360,000.00

**Freehold
Bexley DA5**



Estates Ltd

Property Sales and Management



For Sale: £360,000.00

**Ground floor shop with
One bedroom Flat above**

Rental Income: £23,400 pa

Joyden's wood, Bexley.



E&C Estate are delighted to present to market this Commercial property with basement and a one bedroom residential flat on the first floor. The property is located on an extremely sought after road in the urban village of Joydens Wood with allocated parking to the rear.



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Full Description: Ground Floor shop and a self-contained one bedroom flat on the first floor, located within 2KM of Bexley Train station with services to London Charing Cross in under the hour. There are three local schools and a Community centre in the village. Within 1.5km to Horizon Health Club and Reynolds Fitness Spa. Accommodation comprises an office space, kitchen and Water closet.

Key features:

- Commercial unit is currently a Florist shop comprising an Office space, Kitchen, Water closet and Basement).
- -Self-contained one bedroom Flat
- Opportunity to purchase the freehold.
- Total SQ FT 1478
- Allocated Parking to the rear.

To Arrange viewing please call on 01322 22 75 28
E&C Estates
57 Hythe Street, Dartford, DA1 1BG

Additional Information: The rental income for the flat above can fetch £700 to £750 whilst the commercial unit can fetch £1,000pcm and basement £250 pcm amounting to an approximate rental income of £23,400 per annum

Floorplan/EPC: Contact Office

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.