



122 Bellegrove Road | **Welling** | **Kent** | **DA16 3QR**  
**FREEHOLD SHOP WITH PLANNING FOR SALE**

- ground floor shop/cafe with extraction
- 76 m<sup>2</sup> (818 ft<sup>2</sup>) approx.
- sold with vacant possession
- planning consent for 2 storey extension to create 3 flats
- prime high street adjacent to Tescos
- guide price: £550,000

## DESCRIPTION

Mid terraced lock up shop formerly occupied by a cafe on one side and a shop on the other. There is a kitchen with extraction to the rear, front seating area, and WC.

Planning consent was granted in December 2025 (25/00932/FUL) for a 2 storey extension to provide 1 x 3 bed flat and 2 x studio flats.

## LOCATION

The property occupies a prominent position on Bellegrove Road (A207), Welling's principal commercial thoroughfare, approximately 0.1 miles from Welling Railway Station and within an established mixed-use retail and residential area.

The immediate vicinity comprises a strong mix of national, regional and independent occupiers. Nearby occupiers include Tesco Express, Royal Steak House, Bengal Spice, Welling Chinese Takeaway, and K's Café. The property forms part of a busy neighbourhood retail parade serving the surrounding residential catchment. The area benefits from a substantial and affluent residential population within the London Borough of Bexley.

The property is well connected, with Welling Railway Station located approximately 210 yards (0.1 miles) from the premises, providing regular Southeastern services to London Bridge, Cannon Street, Charing Cross, Lewisham, Dartford and surrounding South East London locations.

Bellegrove Road (A207) provides direct road connections to Bexleyheath, Eltham, Woolwich and Sidcup, while the A2 is readily accessible, offering onward links to Central London, the M25, Dartford Crossing and the wider national motorway network.

## ACCOMODATION

Ground Floor	76 m <sup>2</sup>	818 ft <sup>2</sup>	G.I.A.
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## TENURE

Freehold sale with vacant possession.

## BUSINESS RATES

We are advised the rateable value is £10,500.

Contact Bexley Council on 0208 303 7171 to confirm what amount might be payable.

## VIEWING

By prior appointment by contacting the landlords sole selling agents: -

## Ashley Brudenell or James Stefanopoulos



✉ [info@james-ashley.co.uk](mailto:info@james-ashley.co.uk)

☎ 020 7127 8781

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