

HUMMERSTONE & HAWKINS

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'E' CLASS PREMISES IN WELLING AVAILABLE TO LET



'E' class premises in Welling
available to let on a new lease.

Total floor area of approximately
51.9sq m / 558.6sq ft.

New up to date electric system
and air con unit.

Rear access for deliveries and
staff entrance, vehicular access.

Well decorated internally,
previously a café.

High volume of passing trade,
front secured by a shutter.

66 Bellegrove Road

Welling

DA16 3PY

Tenure: TO LET

Rental: £17,500pa

Hummerstone & Hawkins
Tel: 0208 303 1061

LOCATION:

Welling is a district in the London Borough of Bexley. It is a suburban area situated between Shooters Hill & Bexleyheath, north of the A2 and some 10.5 miles East/South East of Charing Cross.

The subject property enjoys a strong trading position in the centre of the town and benefits from high volume of passing trade. The immediate surrounding area is an established retail area and nearby businesses include Boots, Superdrug, Screwfix, McDonalds, Ladbrokes, Paddy Power, KFC and many other independent and specialist retailers.

Bellegrove Road and Welling High Street is a very busy local thoroughfare, buses frequently pass the door and Welling railway station is within a short walk.

For customers using the shop there is metered street parking along Bellegrove Road.

DESCRIPTION:

The property comprises of a ground floor lock up premises within a 2 storey building. A glazed frontage secured by a manual shutter leads to an open plan sales area of approximately 36.9sq m / 397sq ft. At the rear is a storage / kitchen area of 15sq m / 151sq ft. There is a rear access door so that deliveries can come into the building.

The property is in new decorative condition with new electrics, air con, extraction and flooring.

TERMS:

The premises are available by way of a new FR&I lease upon terms to be agreed, A minimum rental deposit of 3 months will be required.

EPC:

66-68 Bellegrove Road WELLING DA16 3PY		Energy rating C
Valid until 23 January 2029	Certificate number 0790-2096-5230-4800-3103	

RATES:

We understand from the VOA (Valuation Office Agency) website that the premises has a rateable value of £10,250 per annum. We would still advise all interested parties to make their own relevant enquiries with council and to confirm the actual rates payable.

LEGAL FEES:

Each party are to be responsible for their own legal costs

VIEWING ARRANGEMENTS:

No direct approach may be made to the property. For an appointment to view, please contact the agent. [Hummerstone & Hawkins T: 0208 303 1061](http://www.hummerstone.com)

Please note that property particulars are prepared as a general guide to the property for the convenience of a prospective purchaser or tenant and are intended for people who are familiar with commercial transactions. If you are not sure that you fit this description you should take the relevant independent advice before proceeding further. Whilst every care is taken in their preparation, these particulars are in no way guaranteed to be correct and are made without responsibility on the part of Hummerstone & Hawkins Ltd or the client. They do not obviate the need to make appropriate searches, enquiries and inspections. Statements herein are not to be relied upon as statements or representations of fact; any acquirer must satisfy themselves as to the correctness and any error, omission or mis-description therein shall not affect or annul the sale or be grounds for rescission or compensation. Hummerstone & Hawkins Ltd have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Measurements are approximate and should be verified by an acquirer.

