

HUMMERSTONE & HAWKINS

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E CLASS PREMISES AVAILABLE TO LET



E class premises enjoying a busy trading position nr MacDonalds.

Open plan sales area of C.
69.795sq m / 751sq ft.

Demountable wall to L-Shaped store of 19.571sq m / 211sq ft.

Door at rear for loading and deliveries.

Premises fronts on to a busy main road.

Tenants closing shop but will be continuing the business online.

44 BELLEGROVE ROAD

WELLING

DA16 3PY

Tenure: TO LET

Rental: £20,000pa

Hummerstone & Hawkins
Tel: 0208 303 1061

LOCATION:

The subject properties enjoy strong trading positions on Bellegrave Road just a short walk to the busy junction of Welling High Street, Upper Wickham Lane, and Hook Lane. The immediate surrounding area is an established retail area and nearby businesses include, the Post Office, McDonalds, Poundstretcher's, Wetherspoons, Iceland's, Boots Opticians, Betfred, Paddy Power, KFC, Novo Gym and many independent and specialist retailers. Bellegrave Road and Welling High Street is a very busy local thoroughfare, buses frequently pass by.

The properties also enjoy good and easy transport links to the A2 which connects to the M25 and Dartford Crossing. Welling also has its own mainline train station which is within a short walk of the properties.

DESCRIPTION:

A modern looking lock up shop forming part of a busy parade of shops with retirement flats above and behind. The shop has been trading as a designer children's boutique for the past 6 years. The premises have become available to let again due to the current previous tenant's decision to move their business is to online. Prior to the children's boutique the shop was trading as the wallpaper outlet.

We feel that the premises would be suitable for a wide variety of E class uses.

For customers using the shop metered parking is permitted conveniently along Bellegrave Road.

INTERNAL DETAILS:

A glazed frontage incorporating a single entrance door under a signage and secured by an electric shutter leads into main sales area. At the rear is a demountable wall with door leading into a L-shaped store area. A door leads into a lobby where there is a toilet.

A door at the rear provides access for loading / deliveries. Access is via Ruskin Avenue.

APPROXIMATE MEASUREMENTS:

Internal front window: 5.685m / 18'6"
Main sales area depth: 11.619m / 38'1"
Main sales area width: 6.007m / 19'7"
L-Shaped store: 19.571sq m / 21'1"sq. ft.

RENTAL:

The commencing rental is to be £20,000 per annum.

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 subject to status.

SERVICE CHARGE:

We understand that there is a service charge to cover all common parts which will include the walls and roof. Regular costs include rubbish collections, the cleaning of the rear delivery yard and landscaping plus the tidying up of the bin store area.

We are informed the costs total approx. £7,000 per annum which is to be split 6 ways between the tenants of the shops within the parade.

EPC:

The premises has an EPC rating of B

RATES:

We understand from the VOA (Valuation Office Agency) website that the premises has a rateable value of £15,500 per annum. We would still advise all interested parties to make their own relevant enquiries with Bexley council and to confirm the actual rates payable.

PLANNING:

We understand that the premises falls within the E User Class and therefore it is considered that it can be used for a variety of businesses that fall under this class. We would recommend and it is the responsibility of any interested party to satisfy themselves that the intended use of the property complies with the relevant planning permissions and building regulations.

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](tel:02083031061)

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.





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