

HUMMERSTONE & HAWKINS

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BABY RETAIL BUSINESS IN WELLING FOR SALE



Established baby retail business in Welling available for sale.

Extremely well decorated internally with A/C and alarms.

Located on busy Welling High Street, high levels of passing trade

Sale to include all online presence and existing stock.

Average monthly sales of £3,000 with potential to increase.

New lease to be negotiated at £15,000 per annum.

134 Welling High Street

Welling

DA16 1TJ

Tenure: LEASEHOLD

Asking Price: £20,000

Hummerstone & Hawkins
Tel: 0208 303 1061

LOCATION:

This ground floor retail unit is located almost opposite Upper Wickham Lane and fronting on to the busy Welling High Street which is the main bus and traffic route through Welling Town centre and also provides excellent access to Bexleyheath to the east and central London to the West. Nearby businesses include a number of national retailers including Tesco's, Morrison's, Boots, Barclays bank and Superdrug and a number of independent and specialist retailers.

DESCRIPTION:

A glazed frontage secured by an electric roller shutter leads into a main sales of approximately 450sq ft. This is extremely well decorated with new marble flooring, air conditioning and a fresh modern design. At the rear is a door which leads through to a kitchen and storage area of approximately 180sq ft and to the rear of that is a small parking area fit for 1 car.

BUSINESS DETAILS:

The business has been trading for many years and has been in Welling since 2021, the business owner is now stepping back due to personal reasons and cannot devote the time to the business.

Recently the business has been turning over approximately £3,000 per month but that is huge potential to expand that back to previous levels of around £5,000-£6,000.

The business will come fully stocked, full online presence (social media and website) and also full introduction to suppliers.

TERMS:

The premises are available by way of a new FR&I lease at £15,000 with finer terms to be agreed, A minimum rental deposit of 3 months will be required.

RATES:

We understand from the VOA (Valuation Office Agency) website that the premises qualifies for small business rate relief.. 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](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.

