

## A1 / A2 PREMISES TO LET



- **CORNER POSITIONED A2 OFFICE WITH A RETURN FRONTAGE**
- **PERHAPS THE MOST PROMINENT POSITION IN WELLING**
- **G/F 1,205sq ft. PLUS BASEMENT OF 500sq ft.**
- **10 YEAR LEASE UP UNTIL DEC 2023 / PASSING RENTAL OF £25,500pa**

**2 UPPER WICKHAM LANE  
WELLING, DA16 3HE**

**TENURE: LEASEHOLD**

**RENTAL: £25,500pa**

**HUMMERSTONE & HAWKINS  
0208 303 1061**

The subject premises benefits from having perhaps the most prominent position in Welling situated on the corner of Upper Wickham Lane, Welling High Street and Bellegrave Road.

The immediately surrounding is an established retail area and near-by businesses include, Boots, McDonald's, KFC, Domino's, Superdrug, Lloyds, Barclays, HSBC and Lidl's. Upper Wickham Lane is a very busy local thoroughfare, buses frequently pass the door and Welling railway station is within easy walking distance

The property is well situated and with good signage is clearly visible to traffic travelling in all directions. There is a very high volume of passing trade for much of the day.

**DESCRIPTION:**

A ground floor lock up premises within a two storey end terraced building which has most recently been trading as an estate agents and prior to that, and for many years, Barclays Bank. The premises have now become available to let again due to the current tenant's decision to cover the area via its neighbouring offices.

A single entrance door leads in to the main public area of 800 square feet incorporating a small internal office. Off the main area is an office of approx. 115 square feet which connects through to a kitchen of 100 square feet. There are also separate ladies and gentleman's toilets.

Internal stairs lead down to a basement of approximately 400 square feet and incorporating a passageway and three rooms, all ideal for storage.

With a strong, prominent trading position, and good-sized floor area we feel that this premises would be suitable for a wide variety of office uses.

**TENURE:**

The premises are being offered by way of an assignment of a 10-year lease which commenced on the 4<sup>th</sup> December 2013. The passing rental is £25,500pax.

A rental deposit will be required subject to status.

**EPC:**

**The EPC rating is E - 112**

**RATES:**

We understand that the rateable value is £19,000 per annum with rates payable of £9,120 per annum. Interested parties are advised to make their own enquiries with the relevant council.

**LEGAL FEES:**

Each party are to be responsible for their own legal costs

**VIEWING ARRANGEMENTS:**

**No direct approach may be made to the property / business. For an appointment to view, please contact the agent.**

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