

## FIRST FLOOR SPACE IN WELLING TO LET



First floor office space in Welling available to let.

Total floor area of approximately 950sq ft.

On Welling High Street, high levels of passing traffic.

Rear parking space for 1 car, metered parking directly Infront.

Would suit a variety of Uses including 'E' class

Available on a new lease, terms negotiable.

35B Bellegrave Road

Welling

DA16 3PB

Tenure: TO LET

Rental: £14,500

Hummerstone & Hawkins  
Tel: 0208 303 1061

**LOCATION:**

The subject property enjoys a strong trading position on Bellegrave Road near to the busy junction of Bellegrave Road, Welling High Street, Upper Wickham Lane and Hook Lane. The immediate surrounding area is an established retail area and nearby businesses include, Boots, Superdrug, Screwfix, McDonald's, Ladbroke's, Paddy Power, KFC, Poundland and many independent and specialist retailers. Bellegrave Road and Welling High Street is a very busy local thoroughfare, buses frequently pass the door and Welling railway station is within easy walking distance.

**DESCRIPTION:**

Located on the first floor above a Pizzeria, the subject property has its own separate rear access with one parking space. The rear door is secured and leads up to an open plan area of approximately 900sq ft. At the rear of the space is a kitchen, toilet and storage room.

The property would suit a variety of uses including office, leisure and retail.

**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:**

Oak 4 Life 35b Bellegrave Road WELLING DA16 3PB		Energy rating <b>D</b>
Valid until 15 June 2026	Certificate number 0050-1960-0386-7110-4024	

**RATES:**

We understand from the VOA (Valuation Office Agency) website that the premises would qualify from small business rate relief however we advise all interested parties 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. 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.