

MODERN RETAIL PREMISES TO LET



- **SMALL LOCK UP SHOP OF AROUND 325sq ft**
- **WELL PRESENTED INTERNALLY**
- **SUIT RETAIL OR OFFICE USE**
- **AVAILABLE ON NEW LEASE TERMS**

**98A BELLEGROVE ROAD
WELLING
DA16 3QD**

TENURE: LEASEHOLD

RENTAL: £10,500pa

EPC RATING: C - 62

**HUMMERSTONE & HAWKINS
0208 303 1061**

LOCATION:

The property fronts onto the very busy Bellegrave Road and is in an established retail area close to a Shell Petrol Station, Tesco Express, Subways and a Social club. Bellegrave Road leads on to Welling High Street which is a busy local thoroughfare. Buses frequently pass by and Welling railway station is within a short walk of this property. Bellegrave Road and Welling High Street form one of the longest shopping high streets in South East London which helps the premises enjoy high volumes of passing trade throughout the day. There are parking restrictions along Bellegrave Road with metered parking available or free parking in nearby side roads

DESCRIPTION:

A modern and well presented 'A1' lock up shop situated in the heart of Welling.

A modern frontage with glazed windows and a single entrance door, secured by a shutter, lead into a retail area which is approaching 300 square feet. The public area is finished off with tiled flooring, painted walls and spotlights giving the overall impression of a clean and tidy premises. Behind the retail area is a store room which combines as a kitchen together with a door to a staff toilet.

We feel that the premises would be suitable for retail use or as office space for around 3 persons.

A change of use to either A3 or A5 use would not be permitted.

For customers using the shop metered street parking is still permitted conveniently directly outside the shop.

TENURE:

The premises are being offered by way of new lease, the length of which is negotiable, and at a commencing rental of £10,500 per annum.

A rental deposit will be required subject to status.

EPC RATING:

The premises has an EPC rating of **C - 62**

RATES:

We understand that the rateable value is £3,350 per annum. Interested parties are advised to make their own enquiries with the relevant council as to obtaining small business rates relief.

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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