HUMMERSTONE & HAWKINS

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LOCK UP PREMISES IN CENTRAL WELLING TO LET

FORMER HAIRDRESSERS TO LET	105 Welling High Street
TOTAL FLOOR AREA OF APPROX 600 SQUARE FEET	Welling
STRONG HIGH STREET TRADING POSITION	DA16 1TY
HIGH VOLUME OF PASSING TRADE	Tenure: TO LET
PREMISES INCLUDES KITCHEN, WC AND STORE	Rental: £17,500pa
AVAILABLE ON A NEW LEASE, TERMS NEGOTIABLE	Hummerstone & Hawkins Tel: 0208 303 1061

LOCATION:
The subject property benefits from a prominent position fronting on to Welling High Street on the busy stretch between Welling Corner, Upper Wickham Lane & the Tesco & Morrisons supermarkets. Welling High Street is the main bus and traffic route through Welling Town Centre and provides excellent access to Bexleyheath to the East and central London to the West. The property is surrounded by numerous national retailers including Tesco's, Morrison's, Boots, Screwfix, Poundland, Barclays bank, Coral's, Screwfix and Superdrug and also a vast number of independent and specialist retailers

DESCRIPTION:
A modern lock up shop forming part of a busy parade and which has been trading as a ladies hairdressers for many years. The premises have become available to let again due to the previous tenants ending their tenancy.

A glazed frontage incorporating a single glazed entrance door, secured by a motor roller shutter leads into a rectangular shaped retail area of around 600 square feet. To premises includes to the right-hand corner a toilet and hand basin.

Interested applicants are advised to investigate the recent changes to the user classes as this premises may be suitable for a wide variety of uses.

TENURE:
The premises is being offered by way of a new full repairing and insuring lease at a commencing rental of £17,500 per annum

A rental deposit would be required subject to status

EPC:
The EPC is rated as D.

RATES:
We are waiting upon confirmation of the rateable value. Due to a past reconfiguration of the floor area then **p**rospective tenants may be able to obtain relief from business rates and would be advised to contact Bexley Borough Council to confirm this.

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.
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These particulars are issued on the distinct understanding that all negotiations shall be conducted through Hummerstone & Hawkins, to whom the result of inspection should be communicated. Whilst every care is taken in their preparation, these particulars are in no way guaranteed to be correct and no tract. Responsibility cannot be accepted for inconvenience or loss viewing however caused, but appointments to view can be arranged by request.

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