

# HUMMERSTONE & HAWKINS

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## HIGH STREET PREMISES TO LET



**Ground floor lock up premises within a 2 storey building.**

**Total floor area approaching 450 square feet**

**Prime location on Welling High Street.**

**Staff parking space at rear of the property**

**Available for immediate occupation**

**Assignment of a F R & I lease which ends 2025.**

**134 Welling High Street**

**Welling**

**DA16 1TJ**

**Tenure: TO LET**

**Rental: £13,500 per annum**

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 ground floor lock premises which forms part of a 2 storey building and which has been trading as the 'Shaw's Sweet Emporium' for the past 4 years. The premises has now become available to let again as the tenants have decided to concentrate on other business interests. Prior to Shaw's Sweet Emporium the shop was trading as 'Photo Express'

A glazed frontage incorporating a single entrance door under a signage and secured by a shutter leads in the main retail area. Behind there are staff facilities plus a storage area. The total floor space is approaching 450 square feet.

**A change of use in order to sell hot food would not be permitted.**

**TENURE:**

The premises are available by way of an assignment of a Full Repairing & Insuring lease which we are informed ends in March 2025.

The passing rental is £13,500 per annum (£1,125pcm)

A rental deposit and/or guarantor may be required subject to status.

**EPC:**

The premises has an EPC rating of a 'D'

**RATES:**

The premises has a rateable value of £10.750 per annum. Interested applicants are advised to contact the relevant council as to small business rate 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. For an appointment to view, please contact the agent.**

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