

HUMMERSTONE & HAWKINS

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RESTAURANT AND FIRST FLOOR FLAT TO LET



40 COVER RESTAURANT (421SQ FT) INCLUDING BAR AREA

KITCHEN AREA OF 143 SQ FT / PARKING AT THE REAR

INCLUDES 3 BEDROOM FLAT ARRANGED OVER TWO FLOORS

MAIN ROAD POSITION FRONTING ONTO BELLEGROVE ROAD

PREMISES WOULD SUIT A VARIETY OF CUISINE

AVAILABLE ON NEW TERMS / FLAT ABLE TO BE SUB LET

75 & 75a Bellegrove Road

Welling

DA16 3PG

Tenure: TO LET

Rental: £28,750 per annum

Hummerstone & Hawkins
Tel: 0208 303 1061

LOCATION:

Welling is a district in the London Borough of Bexley. It is a suburban area situated between Shooters Hill & Bexleyheath, north of the A2 and some 10.5 miles East/South East of Charing Cross.

The subject property enjoys a strong trading position in the centre of the town and benefits from a high volume of passing trade, both vehicular and pedestrian. The immediate surrounding area is an established retail area and nearby businesses include Boots, Superdrug, Screwfix, McDonald's, Ladbroke's, Paddy Power, KFC, Lloyds Bank, Poundland and many other independent and specialist retailers.

Bellegrove Road and Welling High Street is a very busy local thoroughfare, buses frequently pass the door and Welling railway station is within a short walk.

For customers using the shop there is a metered street parking along Bellegrove Road.

THE PROPERTY:

The property comprises a mid-terraced three storey building with on the ground floor a lock up restaurant premises together with arranged over the two upper floors a 3 bedroom self-contained flat. The access to the residential area is from the rear via an access from Bellegrove Road at the end of the terrace between 61 and 59b Bellegrove Road.

The property includes at the rear owners parking spaces.

DESCRIPTION:Ground floor

Main restaurant area of around 421sq ft / 39sq. m providing 40 covers and including a small bar area.

To the right rear corner there are customer toilets with separate men's & ladies cubicles.

Behind the main public area is a fitted commercial kitchen of 143sq ft / 13.3sq. m

Rear lobby with door to a staff wc and a door out to the rear parking area.

Off the kitchen is a preparation room 91sq ft / 8.45sq. m leading to a store 91sq ft / 8.45sq. m and a wine store 125sq ft / 11.6sq. m which is probably an ex-air raid shelter.

First floor

Hall with cupboard and staircase up plus radiator.

Front room - 5.84m x 3.46m with fireplace and radiator.

Rear room - 2.32m x 2.23m with half tiled walls and boiler. This we believe is an ex-bathroom or

Kitchen - 3.47m x 3.49m Sink unit, worktops, base units, old tiled fireplace and radiator.

Second floorLanding

Front left room - 3.65m x 4.33m with fireplace and radiator.

Front right bedroom - 2.11m x 3.32m with radiator.

Back right bedroom - 3.98m x 3.51m with radiator.

Bathroom / WC - 2.05m x 2.3m with radiator, low lever WC, pedestal hand basin, panelled bath with shower.

NB. At the time of our inspection we were unable to gain access to the flat and the above details are taken from a previous report.

TENURE:

The premises is available on a new full repairing and insuring lease at a commencing rental of £28,750 per annum.

A rental deposit will be required subject to status

EPC:

Below are the EPC's for both

75a, Bellegrove Road WELLING DA16 3PG		Energy rating D	75 BELLEGROVE ROAD WELLING DA16 3PG		Energy rating C
Valid until 30 May 2028	Certificate number 8638-7325-5500-3810-3976		Valid until 22 May 2031	Certificate number 0251-1202-5309-6023-0800	

RATES:

The rateable value of the property is £8,400 so we believe this premises should qualify for small business rate relief, but 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