

HUMMERSTONE & HAWKINS

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RETAIL PREMISES ON BELLEGROVE ROAD TO LET



OPEN PLAN RETAIL
PREMISES TO LET

OPEN PLAN FLOOR AREA OF
AROUND 720SQ FT.

INCLUDED 2 PARKING
SPACES TO THE REAR.

FRONTING ON TO WELLING
HIGH STREET.

AVAIABLE DUE TO TENANTS
RETIREMENT.

NEW FLEXIBLE LEASE
TERMS / RENT £16,500pa

32 BELLEGROVE ROAD

WELLING

DA16 3PY

Tenure: TO LET

Rental: £16,500

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, Ladbrokes, 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:

The subject property comprises a ground floor lock up premises fronting on to Bellegrave Road. A glazed frontage incorporating a single entrance door, secured by an electric shutter leads into an open plan rectangular shaped sales area of c722sq ft. (Internal frontage 17' 3"). There is a toilet and tea making area towards the rear of the sales area. At the rear there are double doors access for deliveries and loading as well as giving access to a shared rear parking area. We are informed that this premises has two parking spaces in its demise.

TENURE:

The premises is available by way of a new Full Repairing & Insuring lease for a minimum term of 5 years. The commencing rental is £16,500 per annum.

SERVICE CHARGE:

A service charge is levied in respect of the costs that relate to car park but there is also responsibility to the exterior fabric of the building.

The share due for the period 1st January 2020 through to 31st December 2020 was £238.28.

EPC:

An EPC has been commissioned to be carried out.

RATES:

We understand from the VOA website that the rateable value for the premises is £12,000 per annum.

Prospective parties may be able to obtain business rate relief, but we advise to make your own enquiries with the London Borough of Bexley 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.

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