

HUMMERSTONE & HAWKINS

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CAR SALES SHOWROOM, WORKSHOP & REAR YARD TO LET



HIGHLY VISABLE CAR
SHOWROOM

INCLUDES OFFICE / FLOOR
SPACE OF APPROX 300sq ft.

WITH BEHIND A WORKSHOP
OF APPROX. 500sq ft.

HARD STANDING REAR
YARD OF APPROX. 2,360sq ft.

PREMISES UNDERGONE
IMPROVEMENTS IN 2021.

OPPORTUNITY NOT TO BE
MISSED!

134 UPPER WICKHAM LANE

WELLING

DA16 3DP

Tenure: TO LET

Rental: £22,000 per annum

Hummerstone & Hawkins
Tel: 0208 303 1061

LOCATION:

The subject property is located on the busy Upper Wickham Lane some 600 metres north of the junction with the A207 (Bellegrove Road / Welling High Street) in Welling, north west. Welling is approximately 7 miles south east of central London and 5.5 miles west of Dartford within the London Borough of Bexley.

The premises has a secondary location in an area of mixed residential and commercial properties. Nearby businesses include a range of independent and specialist retailers.

The area is served by excellent road links with the A207 running in a westerly direction of Greenwich and an easterly direction of Dartford, where connections can be made to the M25 and Dartford Crossing. The main A2 trunk road pauses close by. Welling has its own mainline train station with a journey time into Central London of about 35 minutes.

DESCRIPTION:

The subject property comprises a ground floor lock up premises within a two storey end terrace building. Access from Upper Wickham Lane leads into a car showroom which is around 300sq ft., and which includes a small sales office. Behind is a workshop which has a floor area approaching 500sq ft. and can be accessed either via a door at the rear of the showroom or direct from the rear yard with an access width approximately 2.416m / 7.9ft

The property includes at the rear gated hard standing land of approximately 220sq m/2360sq ft.

A lockable barrier at the entrance to the private service road that runs alongside the property means that vehicular access to the rear land is limited for the hours between 8:30am and 18:00.

AGENTS NOTES:

The reason that this premises has now become available to let is that the current tenants have a similar business around 25 miles away and recent staffing issues has meant that reluctantly they need to concentrate solely on their business that has been established for many years.

TENURE:

We understand that the freeholders of the building are happy to grant new tenants a new lease for a period of 5 years and at a commencing rental of £22,000 per annum.

EPC:

The property has an EPC rating of 'E'.

RATES:

We understand from the VOA website that the rateable value for the premises is £6,100 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.

Hummerstone & Hawkins T: 0208 303 1061



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.