# HUMMERSTONE & HAWKINS

www.hummerstone.co.uk

## WELLING

# PREMISES TO LET

| | |
|---|---|
| RETAIL PREMISES IN CENTRE OF WELLING TO LET | **26 BELLEGROVE ROAD** |
| FLOOR AREA APPROXIMATELY 650 SQ FT | **WELLING** |
| HIGH VOLUME OF PASSING TRAFFIC | **DA16 3PU** |
| NEAR TO INDEPENDENT AND NATIONAL RETAILERS | Tenure: **TO LET** |
| WOULD SUIT A VARIETY OF RETAIL USES OR OFFICE USE | Rental: **£15,000 + VAT** |
| ASSIGNMENT OF A 5 YEAR LEASE FROM AUGUST 2018 | Hummerstone & Hawkins<br>0208 303 1061 |

**LOCATION:**
The subject property enjoys a prominent trading position on Bellegrove Road near to the busy junction of Bellegrove 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. Bellegrove 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:**
A lock up shop forming part of busy shopping street, and which has been trading as a post & packing franchise business since 2018 and prior to that as a children's wear boutique.

With a strong trading position and reasonable sized sales area we feel that this premises would be suitable for a wide variety of either retail or office uses.

A glazed frontage with single entrance door under a signage and secured by a shutter leads into the main sales area. The shop is currently configured with demountable walls to provide a small store plus at the rear a store room which combines as a tea making area and includes the staff toilet.

**A change of use to takeaway use would not be permitted.**

For customers using the shop street parking is still permitted conveniently directly outside the shop.

**FLOOR AREA:**
Main floor area 42.372sq m / 456sq ft.
Rear storeroom 17.782sq m / 191sq ft.

**TENURE:**
The premises are being offered by way of an assignment of an existing 5 year lease which ends on the 9th 2023.

We have been informed by by the landlord that if an assignee wishes for a longer term then the landlord can propose a reversionary lease starting from 10th August 2023, subject to a day 1 review.

The current passing rental is £15,000 + VAT

**EPC:**
The premises has an EPC rating of C -56

**RATES:**
We understand that the rateable value is £10,500 per annum. Interested parties are advised to make their own enquiries with the relevant council with regards full 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 / business. 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.