

HUMMERSTONE & HAWKINS

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'E' CLASS USER PREMISES ON BELLEGROVE ROAD TO LET



OPEN PLAN FLOOR AREA OF APPROX 350 SQ FT.

AVAILABLE DUE TO A BUSINESS RELOCATION.

BENEFITS FROM HIGH VOLUME OF PASSING TRADE

NEARBY PARKING ON SIDE ROAD AND CAR PARKS

WALKING DISTANCE OF WELLING TRAIN STATION

ASSINGMENT OF AN EXISTING LEASE

114a BELLEGROVE ROAD

WELLING

DA16 3QR

Tenure: TO LET

Rental: £13,000pa

Hummerstone & Hawkins
Tel: 0208 303 1061

LOCATION:

The property fronts onto the very busy Bellegrave Road and is in an established retail area close to a Shell Petrol Station, Tesco Express, Subways and a social club. Bellegrave Road leads on to Welling High Street which is a busy local thoroughfare.

Buses frequently pass and Welling railway station is within a short distance of this property. Bellegrave Road and Welling High Street form one of the longest shopping high streets in South East London which helps it enjoy high volumes of passing trade throughout the day.

DESCRIPTION:

A ground floor lock up shop within a two storey mid terrace property which has been trading as an accountants office since 2018 and prior to that as an electrical outlet. The premises have now become available to let again due to the current tenants relocating their business.

A glazed frontage incorporating a single entrance door, secured by a motor driven metal roller shutter, leads into a rectangular shaped split level retail area which is approximately 350sq.ft. At the rear to the right hand corner is a door through to a small kitchenette which then leads to a rear office and store which is approaching 150sq.ft. From here there is access to a staff toilet plus a rear fire escape.

We feel that the premises would be ideal for an office user where a shop front is of benefit or for a variety of retail uses.

TENURE:

The premises are available by way of an assignment of an existing 5 year sub lease from 2018. The passing rental is £13,000 per annum.

The landlord has confirmed that he would be happy to grant a new agreement once the existing lease ends

SERVICE CHARGE:

A £550 per annum service is levied in respect of the insurance and maintenance of the fire escape

EPC:

An EPC has been commissioned to be carried out.

RATES:

The rateable value of this property is £5,300 therefore any applicants should qualify for small business rate relief but we recommend the applicant to make their own enquiries with the relevant council before proceeding.

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.