

HUMMERSTONE & HAWKINS

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LOCK UP PREMISES IN CENTRAL WELLING TO LET



**'E' USER CLASS PREMISES
AVAILABLE TO LET**

**TOTAL FLOOR AREA OF
APPROX 500 SQUARE FEET**

**BETWEEN WELLING CORNER
& THE MORRISONS STORE**

**HIGH VOLUME OF PASSING
TRADE**

**INCLUDES A KITCHENETTE
& WC.**

**IDEAL FOR RETAIL OR
OFFICE USES**

105 Welling High Street

Welling

DA16 1TY

Tenure: TO LET

Rental: £17,500pa.

**Hummerstone & Hawkins
Tel: 0208 303 1061**

LOCATION:

The subject property benefits from a prominent position fronting on to Welling High Street on the busy stretch between Welling Corner, Upper Wickham Lane & the Tesco & Morrisons supermarkets. Welling High Street is the main bus and traffic route through Welling Town Centre and provides excellent access to Bexleyheath to the East and central London to the West. The property is surrounded by national retailers including Tesco's, Morrison's, Screwfix, Poundland, Coral's and Superdrug plus a vast number of independent and specialist retailers

DESCRIPTION:

A modern lock up shop which enjoys a popular trading position located between Welling Corner and Morrison's Supermarket. The premises have now become available to let again due to the current not having the time to invest fully in this property while also fully concentrating on other businesses he has.

A glazed frontage incorporating a single glazed entrance door, secured by a motor roller shutter leads into a rectangular shaped retail area of around 500 square feet. The premises includes at the rear a kitchenette of approx. 50 square feet, a staff toilet and a passageway that leads out to a walkway when provides access at the rear.

TENURE:

The premises is being offered by way of a new full repairing and insuring lease, the term of which is to be agreed with the landlord.

The commencing rental is £17,500 per annum.

A rental deposit would be required subject to status

VAT:

Landlord confirms that the rent is NOT subject to VAT being added.

EPC:

The EPC is rated as D.

RATES:

We are waiting upon confirmation of the rateable value. Due to a past reconfiguration of the floor area then prospective tenants may be able to obtain relief from business rates and would be advised to contact Bexley Borough Council to confirm this.

LEGAL FEES:

Each party are to 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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Please note that property particulars are prepared as a general guide to the property for the convenience of a prospective purchaser or tenant and are intended for people who are familiar with commercial transactions. If you are not sure that you fit this description you should take the relevant independent advice before proceeding further. Whilst every care is taken in their preparation, these particulars are in no way guaranteed to be correct and are made without responsibility on the part of Hummerstone & Hawkins Ltd or the client. They do not obviate the need to make appropriate searches, enquiries and inspections. Statements herein are not to be relied upon as statements or representations of fact; any acquirer must satisfy themselves as to the correctness and any error, omission or mis-description therein shall not affect or annul the sale or be grounds for rescission or compensation. Hummerstone & Hawkins Ltd have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Measurements are approximate and should be verified by an acquirer.