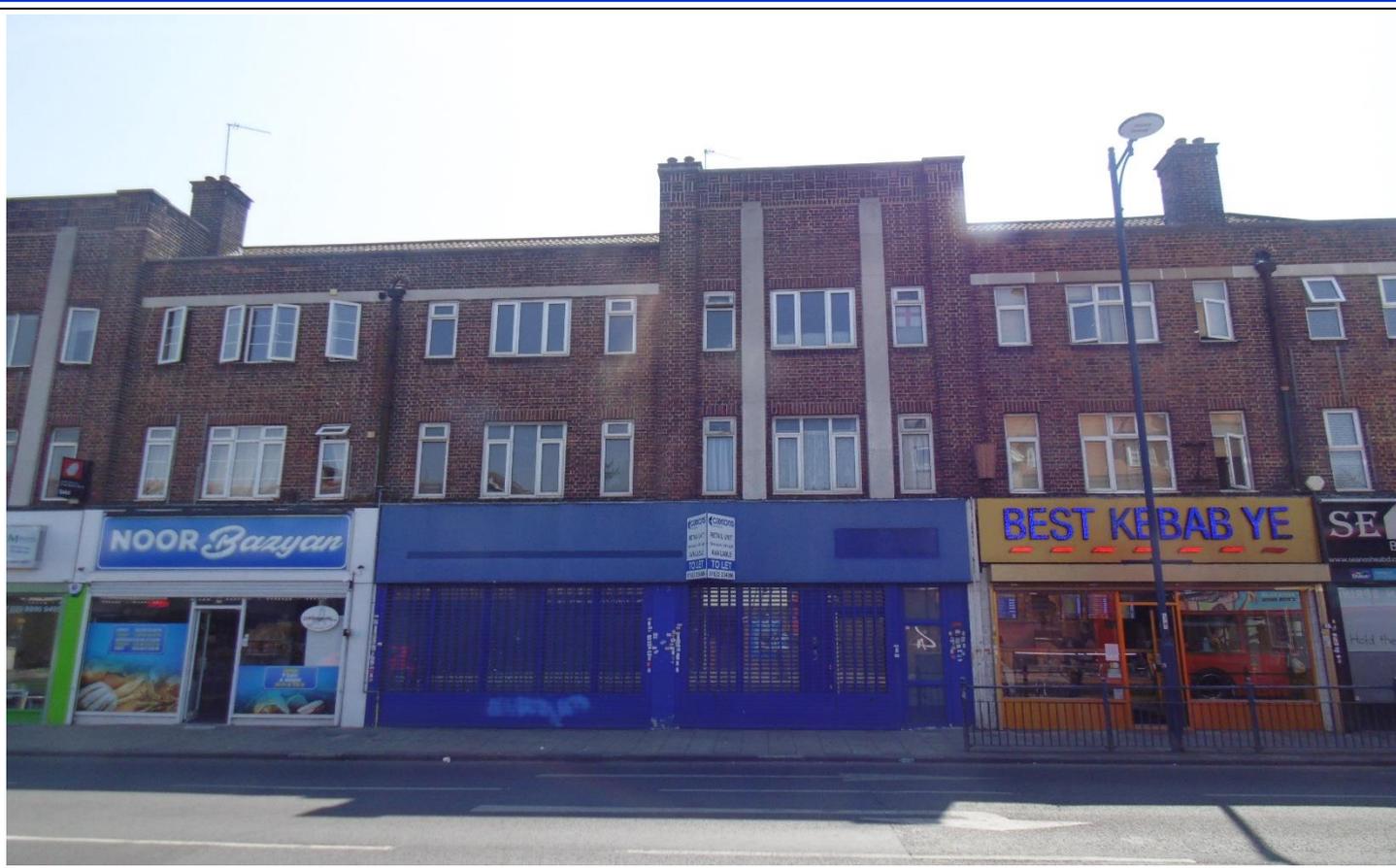


HUMMERSTONE & HAWKINS

www.hummerstone.co.uk

'E' CLASS PREMISES IN WELLING TO LET



Mid terraced 'E' class premises in Welling available to let.

Total floor area of approximately 1,061sq ft.

Premises benefits from high volume of passing trade.

Short walk to Welling train station which is direct to London Bridge.

Would suit variety of retail and office uses.

Available on a new lease, terms negotiable.

135-137 Bellegrave Road

Welling

DA16 3QS

Tenure: To Let

Rental: £29,500pa

Hummerstone & Hawkins
Tel: 0208 303 1061

LOCATION:

The property fronts onto the very busy Bellegrove Road and is in an established retail area close to a Shell Petrol Station, Tesco Express, Subways and a Social club. Bellegrove Road leads on to Welling High Street which is a busy local thoroughfare. Buses frequently pass by and Welling railway station is within a short walk of this property. Bellegrove Road and Welling High Street form one of the longest shopping high streets in South East London which helps the premises enjoy high volumes of passing trade throughout the day. There are parking restrictions along Bellegrove Road with metered parking available or free parking in nearby side roads.

DESCRIPTION:

The property comprises a double ground floor lock up shop within a 3 storey mid terrace building. The unit has an aluminium retail frontage secured by an electric roller shutter. The premises has a floor area of approximately 1,061sq ft (98.53 sq m) which at the time of inspection was configured to provide a front reception area and a mix of office/staff rooms. At the rear is a shower room, a toilet and a door out to the parking area.

TENURE:

The property is available by way of a full repairing and insuring lease at a rent of £29,500 per annum, terms of the lease are negotiable.

EPC:

An EPC has been commissioned to be carried out.

RATES:

According to the VOA website the rateable value of this property is £13,500 therefore will qualify for partial rate relief. We advise all interested parties to make their own relevant enquiries with the local 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

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.