

HUMMERSTONE & HAWKINS

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TO LET – MODERN RETAIL / OFFICE PREMISES.



Centrally located retail / office premises near to Welling Corner.

Main retail area of approximately 21.891sq m / 236sq ft.

Property is offered in a clean, modern condition.

Short walk of the mainline train station connecting to London.

Small forecourt area to front of property.

Available on a new lease, terms negotiable.

49 Upper Wickham Lane

Welling

DA16 3AD

Tenure: TO LET

Rental: £10,200pa (£850pcm)

Hummerstone & Hawkins
Tel: 0208 303 1061

LOCATION:

The subject property is located on the busy Upper Wickham Lane near to Welling corner, the junction with the A207 (Bellegrove Road/Welling High Street). Welling is situated approximately 7 miles south east of Central London and 5.5 miles west of Dartford within the London Borough of Bexley.

Nearby businesses along Upper Wickham Lane include Lidl which is directly opposite, Superdrug plus a number of independent and specialist retailers.

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

DESCRIPTION:

A glazed modern frontage incorporating a single entrance door leads into a main rectangular shaped sales area of 236sq ft. At the rear to the right hand corner is a door to an internal lobby with shelving and space for a fridge which then leads to a tea making area plus WC. There is from the tea making area access to an understairs storage cupboard.

TENURE:

The premises are available by way of a new full repairing and insuring lease at a rental of £10,200pa. Terms of the lease are negotiable.

EPC:

An EPC has been commissioned.

RATES:

We understand that this property would qualify for small business rate relief. We advise all interested parties to make their own relevant enquiries with the 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.

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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.



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