

# HUMMERSTONE & HAWKINS

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## FOR SALE FREEHOLD 'E' CLASS PREMISES



Single storey end terraced 'E' class premises offered for sale.

Total floor area of approx. 89sq m / 960sq ft.

Property being offered in good decorative condition.

Good transport links / easy access to A2 / Near to Welling station.

Main road with substantial passing vehicular traffic

Property being sold with vacant possession / no chain involved.

**54 High Street**

**Welling**

**DA16 1TQ**

**Tenure: FREEHOLD**

**Asking price: £250,000**

Hummerstone & Hawkins  
Tel: 0208 303 1061

**LOCATION:**

The subject property forms part of a small parade of similar style properties which benefit from a prominent position at the eastern end of Welling High Street enjoying high levels of passing trade. Located on the busy stretch between Welling Corner and Park View Road surrounding businesses include Tesco's, Morrison's and a number of both independent and specialist retailers. 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.

**DESCRIPTION:**

A single storey end of terrace property which has been in the hands of our clients, trading as a bedroom furniture showroom, for many years. The premises is to be sold with full vacant possession although the business itself will continue to trade from a larger property in a nearby town.

A glazed frontage incorporating a single entrance door under a signage and secured by a roller shutter leads into an open plane rectangular shaped sales area. To the left hand side there is a one person office, kitchenette plus a WC. A door at the rear leads out to an alleyway where we are advised the property has one parking space.

Internally the property is finished off with wooden flooring, plastered ceiling, spotlights and painted walls giving the overall impression of a clean, modern premises. We have also been informed that the sellers had a full flat roof in 2017, interested parties are advised to seek their own confirmation of this.

**APPROXIMATE MEASUREMENTS:**

Internal front width: 4.493m / 16ft 2"

Shop depth: 17.024m / 58ft 8"

Ceiling height: 2.381m /

Main retail area: C. 81.24sq m / 874sq ft.

Office: C. 3.086sq m / 33sq ft.

Kitchenette: C. 4.272sq m / 46sq ft.

**TENURE:**

We are given to understand that the property is freehold.

**EPC:**

An EPC has been commissioned.

**RATES:**

We understand from the VOA (Valuation Office Agency) website that the premises has a rateable value of £7,600 per annum, therefore this property falls under small business rate relief therefore business rates will not be payable. However, we would still advise all interested parties to make their own relevant enquiries with Bexley 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

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