

HUMMERSTONE & HAWKINS

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'E' CLASS PREMISES ON WELLING HIGH STREET TO LET



Former Estate Agents on Welling High Street available to let.

Total floor area of approximately 70.3sq m / 756sq ft.

Hard standing parking area to the rear of the property.

Located between Welling corner and Tesco Superstore.

Ideal for a wide variety of E class uses.

Available on a new lease.

116 Welling High Street

Welling

DA16 1TJ

Tenure: TO LET

Rental: £24,000pa

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 premises which enjoys a popular trading position located between Welling Corner and Tesco's Supermarket. The premises have now become available to let again due to a business relocation.

A glazed frontage incorporating a single glazed entrance door, leads into an open plan sales area of C. 615 square feet. At the rear of the sales area are two doors, one to the left connecting to an office which is around 86 square feet and a door to the right into a kitchen. From both the office and kitchen are doors into a rear passageway where there are separate ladies and gentleman's toilets plus a door out to the rear parking area. The premises includes parking.

APPROXIMATE MEASUREMENTS:

Main sales area: 615sq. ft.
Rear office: 86sq. ft.
Kitchen: 57sq. ft.

TERMS:

The premises are available by way of a new FR&I lease for a minimum term of 10 years with no break clause to be offered.

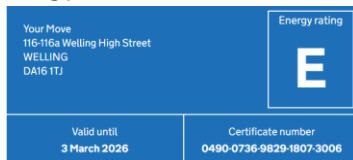
The commencing rental is £24,000 per annum.

A minimum rental deposit of 3 months will be required.

PLANNING:

We understand that the premises has E Class use.

Interested parties are recommended to make their own enquiries with regards to any planning with the relevant council.

EPC:**RATES:**

We understand from the VOA (Valuation Office Agency) website that the premises has a rateable value of £14,500 per annum. We would still advise all interested parties to make their own relevant enquiries with Bexley council and to confirm the actual rates payable.

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](tel:02083031061)

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.