

# HUMMERSTONE & HAWKINS

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## 'E' CLASS PREMISES ON WELLING HIGH STREET TO LET



Single storey end terraced 'E' class premises offered to let.

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

Available on a new lease, terms negotiable.

**54 High Street**

**Welling**

**DA16 1TQ**

**Tenure: TO LET**

**Rental: £18,000 per annum**

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 was formally trading as a bedroom furniture showroom is now available to let.

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 are also reliably informed that a new flat roof was put onto the property in 2017.

**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.

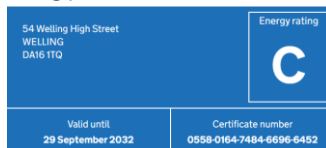
Office: C. 3.086sq m / 33sq ft.

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

**TENURE:**

The property is available by way of a new FR&I lease at a rental of £18,000 per annum. Lease terms are negotiable.

3 months rental deposit is required.

**EPC:****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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