

TO LET – LOCK UP RETAIL PREMISES IN WELLING



Lock up 'E' class lock up premises.

Suitable for a variety of 'E' class uses.

Total floor area of approx. 760sq ft.

Prominent position fronting onto a busy main road.

Internal front window width of approx. 19 ft.

Available on a new lease, terms negotiable.

69 Bellegrave Road

Welling

DA16 3PG

Tenure: TO LET

Rental: £18,500 pa

Hummerstone & Hawkins
Tel: 0208 303 1061

LOCATION:

Welling is a district in the London Borough of Bexley. It is a suburban area situated between Shooters Hill & Bexleyheath, north of the A2 and some 10.5 miles East/South East of Charing Cross.

The subject property enjoys a strong trading position in the centre of the town and benefits from high volume of passing trade. The immediate surrounding area is an established retail area and nearby businesses include Boots, Superdrug, Screwfix, Mcdonalds, Ladbrokes, Paddy Power, KFC and many other independent and specialist retailers.

Bellegrove Road and Welling High Street is a very busy local thoroughfare, buses frequently pass the door and Welling railway station is within a short walk. For customers using the shop there is metered street parking along Bellegrove Road.

DESCRIPTION:

The subject property comprises of a ground floor retail premises within an end of terrace three storey building. A fully glazed frontage leads to an open plan sales area of approx. 760sq ft. At the rear of the sales area is a door which leads to a toilet. The premises has recently become available after having traded since C. 1975 as Welling Cycles.

The premises is in need of some updating and decoration.

TERMS:

The property is being offered on a new FR&I lease for a minimum term of 5 years at a rental of £18,500 per annum. Lease terms are negotiable.

3 months rental deposit is required.

EPC:

69 Bellegrove Road WELLING DA16 3PG	Energy rating D
Valid until 7 April 2032	Certificate number 5592-0188-8038-7811-4053

RATES:

The rateable value of this property is £9,800 therefore this property would be applicable for small business rate relief meaning no rates would be paid. We do however 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.