

# HUMMERSTONE & HAWKINS

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## RETAIL / OFFICE SPACE IN WELLING TO LET



RETAIL / OFFICE SPACE  
AVAILABLE TO LET

TOTAL FLOOR AREA  
APPROACHING 500sq ft.

PREMISES INCLUDES  
KITCHEN / WC & STORE

WITHIN WALKING DISTANCE  
OF WELLING HIGH STREET

SITUATED ON MAIN ROAD  
INTO & OUT OF WELLING

AVAILABLE ON A NEW  
NEGOTIABLE LEASE

**164 UPPER WICKHAM LANE**

**WELLING**

**DA16 3DX**

**Tenure: TO LET**

**Rental: £12,500pa**

Hummerstone & Hawkins  
Tel: 0208 303 1061

**LOCATION:**

The subject property is located on the busy Upper Wickham Lane some 625m north of the junction with the A207 (Bellegrove Road/ Welling High Street) in Welling, north west. Welling is approximately 7 miles south east of Central London and 5.5 miles west of Dartford within the London Borough of Bexley.

The premises has a secondary location in an area of mixed residential and commercial properties. Nearby businesses include car sales together with a range of independent and specialist retailers.

The area is served by 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 M25 and 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:**

The property comprises of a lock up office / shop which provides a L-shape open plan area with a rear store, kitchen and also toilet.

A central entrance door leads into the main retail area of around 360sq ft. The area is finished off with non-slip flooring and ceiling spotlights. A door leads into a kitchen of 72sq. ft. At the rear of the retail area is a passageway which has a door to a toilet plus a door to a rear storeroom of 62sq. ft.

The premises has been trading as a Ladies Hairdressers for the past 3 years and have now become available to let again due to the previous tenants decision to relocate to a larger premises. Prior to the hairdressers, the shop was occupied by a gas maintenance company and prior to that an estate agents.

**TENURE:**

The premises are available by way of a new full repairing and insuring lease at a commencing rental of £13,000 per annum.

**EPC:**

The premises has an EPC rating of E - 103

**RATES:**

We understand that the premises qualifies for small business rate relief. Confirmation can be sort from the relevant 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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Shop area.



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