

HUMMERSTONE & HAWKINS

www.hummerstone.co.uk

9,314sq ft 'E' CLASS PREMISES AVAILABLE TO LET



Fairly sizeable property arranged over ground & first floor.

Ground floor sales area with first floor sales and ancillary.

Ground floor area of approximately 5,440sq ft.

Total first floor area of approximately 3,875sq ft.

Metered parking along Bellegrave Road.

Rear access for deliveries and loading.

57 Bellegrave Road

Welling

DA16 3PB

Tenure: TO LET

Rental: £75,000pa

Hummerstone & Hawkins
Tel: 0208 303 1061

LOCATION:

The subject property enjoys a strong trading position on Bellegrave Road near to the busy junction of Bellegrave Road, Welling High Street, Upper Wickham Lane and Hook Lane. The immediate surrounding area is an established retail area and nearby businesses include, Boots, Superdrug, Screwfix, McDonald's, Ladbroke's, Paddy Power, KFC, Poundland and many independent and specialist retailers. Bellegrave Road and Welling High Street is a very busy local thoroughfare, buses frequently pass the door and Welling railway station is within easy walking distance.

DESCRIPTION:Ground floor:

A glazed frontage including double entrance doors and secured by electric shutters lead into a main open plan retail area. To the right-hand side there are double doors to stairs which lead up to the first floor. There is a second door at the rear leading to a second staircase for staff and to be used as a fire escape.

First floor:

The first floor offers storage / ancillary space and includes open plan storage, a second store room, a kitchen plus separate ladies and gents toilets. There is shuttered access at the rear which is suitable for loading and deliveries.

There is an unmade road that runs behind the property which we are informed the subject premises has a right of way over. We have not yet seen documents to fully confirm this so we recommend that interested parties are to seek their own confirmation of this.

APPROXIMATE MEASUREMENTS:

Internal front window width: 11.793m / 38ft 2

Shop depth: 36.582m / 120ft

Ceiling height: 2.707m / 8ft 10

Ground floor retail area: 506sq m / 5,440sq ft

Total first floor area: 360sq m / 3,875sq ft

Ceiling height: 3.554m / 11ft 8

RENT:

Rental offers are invited in the region of £75,000 per annum.

TERMS:

The premises are available by way of a new FR&I lease upon terms to be agreed, A minimum rental deposit of 3 months will be required.

EPC:

An EPC has been commissioned to be carried out.

RATES:

We understand from the VOA (Valuation Office Agency) website that the premises has a rateable value of £40,750 per annum. We would still advise all interested parties to make their own relevant enquiries with the council and to confirm the actual rates payable.

PLANNING:

We understand that the premises now has E user class. The property may be ideal for alternative uses (F1, F2, Sui Genris) including education, day nurseries, community, leisure, training, medical, health care, dentals, therapies, and gyms etc. STPP. Interested parties are recommended to make their own enquiries with regards to any planning with the relevant council.

The planning history of the property can be found on the Bexley planning portal.

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.

