

HUMMERSTONE & HAWKINS

www.hummerstone.co.uk

OFFICE PREMISES IN CENTRAL WELLING TO LET



- **CORNER POSITION, OFFICE PREMISES WITH A RETURN FRONTAGE**
- **POSSIBLY THE MOST PROMINENT POSITION IN WELLING**
- **G/F 1,205sq ft. PLUS BASEMENT OF 500sq ft.**
- **NO CHAIN / AVAILABLE ON NEW LEASE TERMS.**

**2 UPPER WICKHAM LANE
WELLING, DA16 3HE**

TENURE: TO LET

RENTAL: £25,500pa

**HUMMERSTONE & HAWKINS
0208 303 1061**

LOCATION:

The subject premises benefits from having perhaps the most prominent position in Welling situated on the corner of Upper Wickham Lane, Welling High Street and Bellegrave Road.

The immediately surrounding is an established retail area and near-by businesses include, McDonald's, KFC, Domino's, Superdrug, Screwfix and Lidl's. Upper Wickham Lane is a very busy local thoroughfare, buses frequently pass the door and Welling railway station is within easy walking distance.

The property is well situated and with good signage is clearly visible to traffic travelling in all directions. There is a very high volume of passing trade for much of the day.

DESCRIPTION:

A ground floor lock up premises within a two storey end terraced building which has most recently been trading as an estate agents and prior to that, and for many years, Barclays Bank.

A single entrance door leads into a main open plan sales area. A door to the right hand side leads through to an inner lobby area and a door at the rear gives access to an internal office. A door from here connects to a kitchen which also has a door to the inner lobby. From the inner lobby areas are doors to an office, separate ladies and gents toilets plus stairs down to the basement storage.

APPROXIMATE MEASUREMENTS:

Main office: 70.93sq m / 741.51sq ft
Office: 11.13sq m / 122.10sq ft
Office: 8.68sq m / 94.71sq ft
Kitchen: 11.40sq m / 124.25sq ft

RENTAL:

The commencing rental is £25,500 per annum.

TERMS:

The premises are being offered by way of a new full repairing and insuring lease the terms of which are to be agreed with the landlord.

A minimum 3 month rental deposit will be required subject to status.

EPC:

The EPC rating is E - 112

RATES:

We understand from the Valuation Office Agency (VOA) that the rateable value is £20,000 per annum. Interested parties are advised to confirm this with their own enquiries with Bexle 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.

Hummerstone & Hawkins
144 Welling High Street, Welling, DA16 1TN

T: 0208 303 1061

E: agency@hummerstone.co.uk

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.

