

# HUMMERSTONE & HAWKINS

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## ‘E’ CLASS PREMISES IN WELLING AVAILABLE TO LET



‘E’ class premises in Welling  
available to let.

Total floor area of approximately  
505sq ft.

Front forecourt with space for 2  
parking spaces included.

High volume of passing trade both  
vehicular and pedestrian

Would suit a variety of ‘E’ class  
uses.

Available on a new lease, terms  
negotiable.

42 Park View Road

Welling

DA16 1RT

Tenure: TO LET

Rental: £18,500

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 just on from Welling High Street enjoying high levels of passing trade. Located just down from Welling High Street, Park View Road is used as a thoroughfare throughout the day. With a bus stop directly outside the property and Welling train station approximately 0.5 mile away the property features from good transport links to the M25 and London.

**DESCRIPTION:**

A glazed frontage incorporating a single entrance door secured by an electric roller shutter leads into a square open plan retail area of approximately 505 square foot. The unit has recently been completely refurbished and is offered in excellent condition with a kitchenette and toilet already installed at the rear. There is also an electric canopy which comes over the front of the property and into the forecourt and would be extremely helpful if the tenant was to hold any outdoor seating. The property is full electric and has recently been rewired with up to date LED lighting.

The property would be suitable for a variety of 'E' class uses but would lend itself to a beauty business or office.

**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 £10,500 per annum therefore would be applicable for small business rate relief. We would still advise all interested parties to make their own relevant enquiries with Bexley council and to confirm the actual rates payable.

**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.