

## RETAIL PREMISES AVAILABLE TO LET



- **RETAIL PREMISES  
ARRANGED OVER 2 FLOORS**
- **GROUND FLOOR APPROX 1,600  
SQ FT, 1<sup>ST</sup> FLOOR AROUND 850  
SQ FT**
- **VACANT POSSESSION /  
CURRENT OCCUPIER  
RELOCATING**
- **POSSIBLY SUIT A CHANGE OF  
USE TO D1/D2 (STPP)**

**228 Blackfen Road,  
Blackfen,  
Sidcup,  
DA15 8PW**

**TENURE: NEW LETTING**

**RENTAL: £26,000pa**

**HUMMERSTONE & HAWKINS  
0208 303 1061**

**LOCATION:**

Blackfen is a largely residential area of South East London within the London Borough of Bexley and is located some 3 miles north of Sidcup, 1 mile south of Welling, and around 2 miles west of Bexleyheath

The area has excellent road links with the A210 (Blackfen Road) running in a westerly direction to Eltham and an easterly direction to Bexley. The main A2 trunk road passes close by where connects can be made to the M25 and Dartford Crossing.

Blackfen has an extremely busy shopping centre with businesses in the area including a Coop supermarket, Tesco's Express, Costa Coffee, Betfred, Coral and numerous independent and specialist retailers.

The subject property is near to the junction of Blackfen Road & Sycamore Avenue and is set back from the main road and separated from the pathway by way of a hard-standing forecourt which provides staff / customer parking.

**DESCRIPTION:**

A two-storey building comprising a ground floor retail premises together with ancillary / storage facilities arranged over the first floor.

The premises which for many years has been trading as 'Ring O Roses', a bridal shop is now becoming vacant due to the current occupiers relocating.

Ground floor

A fully glazed frontage with entrance doors under a signage lead in to the main rectangular shaped retail area of approximately 1,600 square feet / 149 square metres.

The internal frontage is 20ft 10 widens to 24ft 10 then at the very rear narrows to 10ft 04.

To the right-hand rear corner is a small kitchenette plus a toilet and to the left-hand rear corner a door to a lobby where there is a door to rear plus internal stairs which lead up to the first floor.

First floor

Arranged over the first floor is office / storage space which is approximately 850 square feet / 79 square metres.

**ADDITIONAL COMMENTS:**

We feel that due to the overall size that this premises may lend itself to a change of use to either D1 or D2 (STPP).

The landlord may consider proposals for the ground floor only and for this he would be looking at commencing rental offers in the region of £20,000 per annum.

**TENURE:**

The premises are available on a new full repairing and insuring lease at a commencing rental of £26,000 per annum, exclusive of rates.

A rental deposit will be required subject to status.

**EPC:**

We understand that the EPC has been commissioned

**RATES:**

We understand that the rateable value is £15,000 per annum with rates payable of £7,200 per annum. Interested parties are advised to make their own enquiries with 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 / business. For an appointment to view, please contact the agent.**

Hummerstone & Hawkins

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