

# HUMMERSTONE & HAWKINS

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## TO LET – RETAIL PREMISES IN CENTRAL WELLING



RETAIL PREMISES CLOSE TO  
WELLING CORNER

OPEN PLAN SALES AREA OF  
APPROX. 520 SQ FT.

IDEAL FOR VARIETY RETAIL  
OR OFFICE USES

STAFF PARKING TO THE  
REAR OF THE PROPERTY

PREMISES APPEAR IN CLEAN  
& TIDY CONDITION

NEW LEASE TO BE AGREED /  
RENT £13,000 per annum

**13 UPPER WICKHAM LANE**

**WELLING**

**DA16**

Tenure: **TO LET**

Rental: **£13,000 PER ANNUM**

Hummerstone & Hawkins  
0208 303 1061

**LOCATION:**

The subject property fronts on to the very busy Upper Wickham Lane at the junction with Welling High Street and Bellegrave Road.

The immediate surrounding area is an established retail area and near-by businesses including, Boots, McDonald's, KFC, Domino's, Superdrug, Barclays, 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 where there is a very high volume of passing trade for much of the day.

**DESCRIPTION:**

A glazed frontage incorporating a single entrance door leads into an open plan rectangular shaped sales area of approximately 520 square feet. At the rear is a counter position with behind a door leading through to an office (130 sq. ft) which incorporates a kitchen area. A door from here leads out to the rear where there is an outside toilet.

The premises includes staff parking at the rear.

**TENURE:**

The premises are available by way of a new FR&I lease, the length of which is open to negotiation. The commencing rental is £13,000 per annum.

**EPC:**

The premises has an EPC rating of C - 59

**RATES:**

We understand that the rateable value is £7,800 per annum. Interested parties are advised to make their own enquiries with the relevant council as to receiving full business rate relief.

**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 T: 0208 303 1061