

HUMMERSTONE & HAWKINS

www.hummerstone.co.uk

RETAIL / OFFICE PREMISES IN WELLING TO LET



GROUND FLOOR LOCK UP
PREMISES.

RETAIL FLOOR AREA OF
APPROX. 26.38sq m / 285sq ft.

AT REAR KITCHEN OF 60sq ft.
& A STAFF WC.

EASY WALKING DISTANCE
OF TRAIN STATION

MODEST RENT OF £9,500 PER
ANNUM

AVAILABLE ON NEW LEASE
TERMS

136 UPPER WICKHAM LANE

WELLING

DA16 3DP

Tenure: TO LET

Rental: £9,500 per annum

Hummerstone & Hawkins
Tel: 0208 303 1061

LOCATION:

The subject property is located on the busy Upper Wickham Lane some 600m north of the junction with the A207 (Bellegrove Road/ Welling High Street) in Welling, north west. Welling is approximately 7 miles south east of Central London and 5.5 miles west of Dartford within the London Borough of Bexley.

The premises has a secondary location in an area of mixed residential and commercial properties. Nearby businesses include car sales together with a range of independent and specialist retailers.

The area is served by excellent road links with the A207 running westerly direction of Greenwich and an easterly direction of Dartford here upon connections can be made to the M25 and Dartford Crossing. The main A2 trunk road passes close by. Welling has its own mainline train station with a journey time into Central London of about 35 minutes.

DESCRIPTION:

A ground floor lock up premises within a two-storey mid terraced building. Entrance is via a single entrance door into a rectangular shaped retail area / office space of approx. 285sq ft. Behind is a kitchen area of around 60sq ft. which has a rear fire escape door and to the side a door to an internal lobby and toilet.

The premises appear to be presentable decorative condition suitable for office and retail use.

TENURE:

The premises are available by way of a new lease, terms of which are negotiable, at a commencing rental of £9,500 per annum.

EPC:

The premises has an EPC rating of E – 116.

RATES:

The premises has a rateable value of £3,674 per annum and would therefore qualify for small business rate relief. Interested applicants are advised to contact Bexley council in order to confirm this.

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