

# HUMMERSTONE & HAWKINS

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## RETAIL PREMISES ON UPPER WICKHAM LANE TO LET



Ground floor lock up 'E' class premises.	126 UPPER WICKHAM LANE
Total floor area of 64sq. m / 688sq ft.	WELLING
Part secured by an electric roller shutter.	DA16 3DP
Ideal position around 550 metres from Welling corner.	Tenure: TO LET
Ideal for retail / office use.	Rental: £10,500pa
Available for immediate occupation on new lease terms.	Hummerstone & Hawkins Tel: 0208 303 1061

**LOCATION:**

The subject property is located on the busy Upper Wickham Lane some 550m 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 a range of predominately 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 detached building. Entrance is via a single entrance door into a rectangular shaped retail area / office space of approx. 380sq ft. Behind is a storage area of around 174sq ft., an office 90sq ft. and kitchen area of around 45sq ft.

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, and at a commencing rental of £10,500 per annum.

**EPC:**

The premises has an EPC rating of D.

**RATES:**

The premises has a rateable value of £5,200 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



These particulars are issued on the distinct understanding that all negotiations shall be conducted through Hummerstone & Hawkins, to whom the result of inspection should be communicated. Whilst every care is taken in their preparation, these particulars are in no way guaranteed to be correct and no tract. Responsibility cannot be accepted for inconvenience or loss viewing however caused, but appointments to view can be arranged by request.