

HUMMERSTONE & HAWKINS

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TO LET



Lock up 'E' class commercial premises to let.

Total floor area of approx. 117sq m. / 1,259sq ft.

First floor storeroom of 164sq ft. accessed by external staircase

Includes a front forecourt for staff / customer parking.

Located within a popular & busy neighbourhood shopping centre

Available on a new lease terms which are negotiable.

18 WELLINGTON PARADE

BLACKFEN ROAD,

BLACKFEN, DA15 9NB

Tenure: TO LET

Rental: £15,600pa

**Hummerstone & Hawkins
Tel: 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 connections can be made to the M25 and Dartford Crossing.

Blackfen has a busy shopping centre with businesses in the area including a CO-OP supermarket, Tesco's express, Costa Coffee, Coral and numerous independent and specialist retailers.

The subject property forms part of the popular Wellington Parade near to the crossroads with Blackfen Road, Westwood Lane and Wellington Avenue.

DESCRIPTION:

A modern ground floor premises forming part of a popular shopping parade and which has been trading as Shimmer, a family run tanning and beauty salon for the past 8 years. The premises have now become available to let again due to family reasons.

The premises appear suitable for a wide variety of E class uses.

For staff or customers there is parking provided directly in front of the premises by means of a block paved forecourt

FLOOR AREAS:

Internal frontage 4.054m / 13ft 3
Shop area c117sq m / 1,259sq ft.
Tea making area 2.270sq m / 125sq ft.
Toilet
First floor storage 15.240sq m / 164sq ft.

TENURE:

The premises are available by way of a new full repairing and insuring lease for a minimum term of 5 years and at a commencing rental of £15,600 per annum (£1,300pcm) exclusive of rates.

A rental deposit will be required subject to status.

EPC:

18, Wellington Parade Blackfen Road SIDCUP DA15 9NB		Energy rating C
Valid until 13 January 2023	Certificate number 0400-0749-7130-9700-7103	

RATES:

We understand from the VOA website that the rateable value is £13,500 per annum and would therefore qualify for small business rate relief. It is recommended for interested parties to make their own enquiries with Bexley Council.

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.

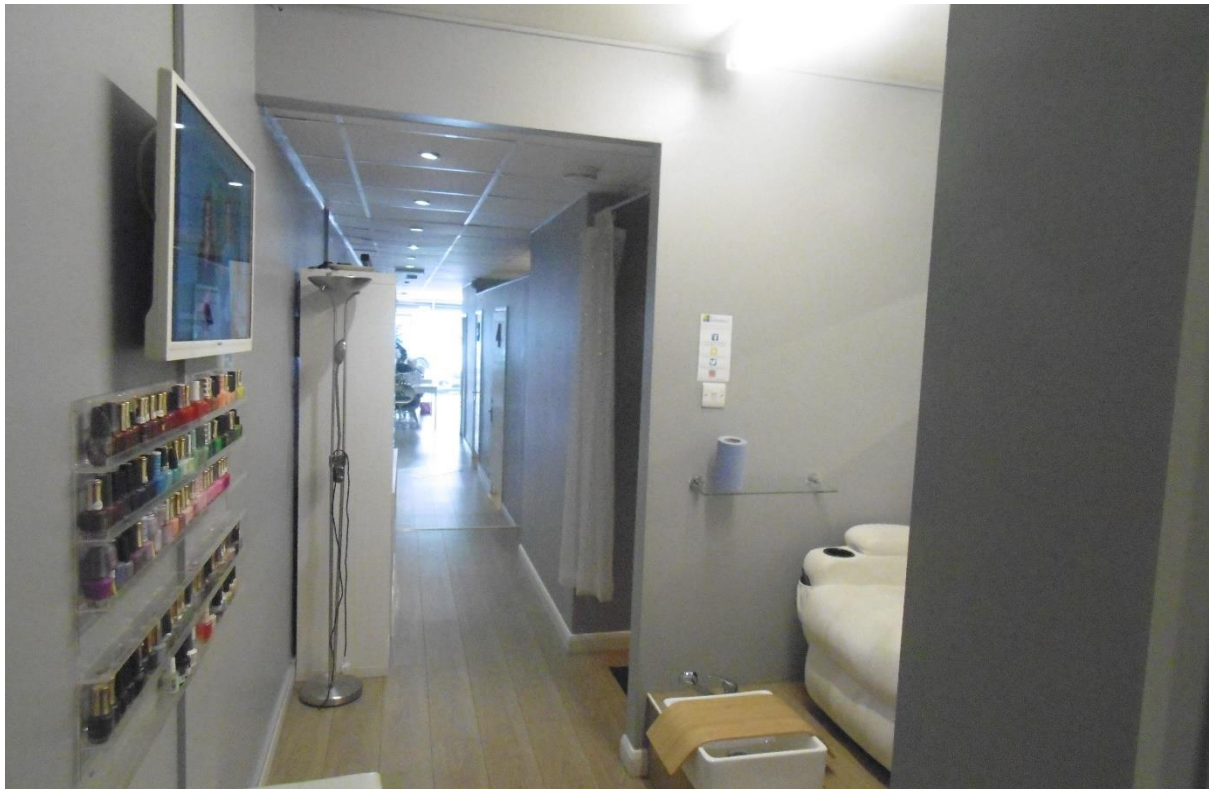
LEGAL FEES:

Each party 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.

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