

## SHOP TO LET



E class premises on Welling High Street available to let.

Total floor area of approximately 103sq m / 1,110sq ft.

Recently undergone redecoration & refurbishment.

Prominent position close to Tesco's and Morrisons.

Rear access for deliveries / 2 parking spaces to the rear.

Available on a new lease, terms negotiable.

**122 Welling High Street**

**Welling**

**DA16 1TJ**

**Tenure: TO LET**

**Rental: £20,000 per annum**

**Hummerstone & Hawkins**  
**Tel: 0208 303 1061**

**LOCATION:**

The subject property benefits from a prominent position fronting onto Welling High Street on a sought after stretch between The Cannon on the corner of Danson Crescent & the Tesco supermarket. Welling High Street is the main bus and traffic route through the Welling Town Centre and also provides easy access to Bexleyheath to the east and London to the West. Nearby businesses include national retailers including Tesco's, Morrisons, Lidl, Screwfix, Coral and Superdrug and also a vast number of independent and specialist retailers.

**DESCRIPTION:**

A modern glazed retail frontage with double entrance doors under a signage lead into the main floor area. Internally the shop is presently configured to provide a front sales area, 2 internal offices and a rear storage/ancillary area. The unit is well presented, and we have been informed by our client that in 2020 the shop underwent refurbishment and redecoration.

The premises has now become available to let again after for many years been trading as a double glazing showroom.

A door at the rear for loading & deliveries leads out to a parking area. We have been informed by our client that the property comes with 2 parking spaces at the rear.

**APPROXIMATE INTERNAL MEASUREMENTS:**

Shop frontage 5.208m / 17.09ft

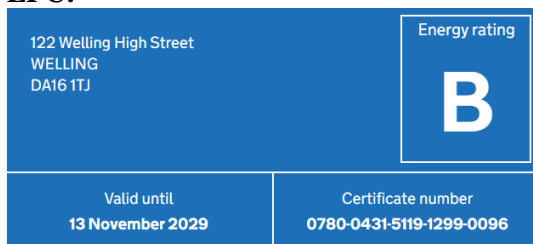
Shop width 19.853m / 65.13ft

**Total 103.394sq m / 1113sq ft**

**TENURE:**

The premises are being offered by way of a new full repairing and insuring lease at a commencing rental of £20,000 per annum.

A rental deposit will be required subject to status.

**EPC:****RATES:**

The rateable value of this property is £18,750 but we advise all interested parties to make their own enquiries to Bexley 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. 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.



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