

A SIZEABLE DETACHED BUILDING TO LET



- TOTAL FLOOR AREA C. 316 SQ. M / 3,409 SQ. FT
- GROUND FLOOR C. 2,989 SQ. FT & 1st FLOOR C. 420 SQ. FT
- BUILDING IN NEED OF TOTAL REFURBISHMENT.
- PARKING AT THE REAR OF THE BUILDING

EPC RATING D - 91

**2a HOOK LANE
WELLING
DA16 2DR**

Tenure: TO LET

Rental: £50,000pa

**Hummerstone & Hawkins
0208 303 1061**

LOCATION:

The subject premises benefits from having a fairly prominent position located near to the busy junction of Hook Lane, Bellegrave Road, Welling High Street and Upper Wickham Lane.

The immediate area surrounding is a mix of residential properties and an established retail area. Near-by businesses include, Screwfix, a new Banking Hub, Boots opticians, McDonald's, KFC, Domino's, Superdrug and Lidl's.

Welling mainline train station is within a 5 – 10 minute walk. Journey times into London Victoria, Charing Cross and Cannon Street range between 35 & 40 minutes.

DESCRIPTION:

A two-storey listed building and former post office that for many years previous had been trading as a martial arts academy.

The property comprises on the ground floor an area approaching 3,000 square feet which includes 3 toilets plus storage facilities. On the first floor there is a staff room, kitchen and toilet of approximately 420 square feet.

There is a basement which we have not inspected, access is via external steps at the side of the property.

The property includes at the rear of the building up to 7 parking spaces.

RENTAL:

Rental offers are invited in the region of £50,000 per annum.

TERMS:

The premises are available by way of a new lease upon terms to be agreed, subject to a rent deposit.

We understand that in March 2024 the vendors will be submitting a planning application to develop the property so any lease agreement will need to include a 3 year mutual break clause.

VAT

VAT will not be payable in this instance.

EPC:

The property has an EPC rating of D - 91.

RATES:

We understand that the rateable value is £14,000 per annum. Interested parties are advised to contact Bexley council as to if small business rate relief is applicable.

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](tel:02083031061)