

## DOUBLE FRONTED RETAIL PREMISES TO LET



E Class premises fronting a busy main road.

Total floor area of C. 137sq m / 1,474sq ft.

Included at the rear of the building are 2 car parking spaces.

Convenient location close to Welling train station.

Available for immediate occupation / Viewing advised.

Letting is by way of an assignment of a lease until 2030.

**134 -136 Bellegrave Road**

**Welling**

**DA16 3QR**

**Tenure: TO LET**

**Rental: £30,000pa**

Hummerstone & Hawkins  
Tel: 0208 303 1061

**LOCATION:**

The subject property fronts onto Bellegrove Road (A207) in an established retail area opposite a Shell Petrol Station plus close to a Tesco Express. Bellegrove Road connects to Welling High Street and Shooters Hill and is a busy local thoroughfare and main bus route. Welling mainline railway station is within a short walk of this property. Bellegrove Road and Welling High Street form one of the longest shopping streets in south east London which helps the premises enjoy high volumes of passing trade throughout the day. There are parking restrictions along Bellegrove Road with metered parking available or free parking in nearby side roads.

**DESCRIPTION:**

A double fronted lock up premises located within a shopping parade and which for the past few years has been trading as Inspire, a hairdressing/barbering and beauty training academy. The premises have become available to let again due to a relocation of the existing business.

Both 134 & 136 have a glazed frontage under a signage and each unit has its own entrance door. The main open plan sales area has dividing wall splitting the two shops. At the rear of each sales area there is access to the rear rooms plus an internal passageway connecting the two premises. Rooms at the rear include a treatment room, an office, a small utility area, a kitchen and a toilet.

We understand that the premises includes 2 car parking spaces at the rear.

**APPROXIMATE MEASUREMENTS:**134 Bellegrove Road

Main retail area: 44.101sq m / 475sq ft

Office: 19.090sq m / 205sq ft

136 Bellegrove Road

Main retail area: 43.905sq m / 473sq ft

Treatment room: 18.674sq m / 201sq ft

Utility area: 3.803sq m / 41sq ft

Kitchen: 7.726sq m / 83sq ft

Toilet.

**TERMS:**

The premises are available by way of an assignment of a FR&I lease ending 2030.

The passing rental is £30,000 per annum.

A minimum rental deposit of 3 months will be required.

**EPC:**

The premises has an EPC rating of C.

**RATES:**

We understand from the VOA (Valuation Office Agency) website that the premises has a rateable value of £16,250 per annum. We would still advise all interested parties to make their own enquiries with Bexley council to confirm the actual rates payable.

**PLANNING:**

The property is currently used as a hairdressing/barbering & beauty training academy.

We understand that the premises falls within the E User Class and therefore it is considered that it can be used for a variety of businesses that fall under this class including retail, office, restaurant, medical

etc. We would recommend and it is the responsibility of any interested party to satisfy themselves that the intended use of the property complies with the relevant planning permissions and building regulations.

**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](https://www.hummerstone.co.uk) T: 0208 303 1061**

Please note that property particulars are prepared as a general guide to the property for the convenience of a prospective purchaser or tenant and are intended for people who are familiar with commercial transactions. If you are not sure that you fit this description you should take the relevant independent advice before proceeding further. Whilst every care is taken in their preparation, these particulars are in no way guaranteed to be correct and are made without responsibility on the part of Hummerstone & Hawkins Ltd or the client. They do not obviate the need to make appropriate searches, enquiries and inspections. Statements herein are not to be relied upon as statements or representations of fact; any acquirer must satisfy themselves as to the correctness and any error, omission or mis-description therein shall not affect or annul the sale or be grounds for rescission or compensation. Hummerstone & Hawkins Ltd have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Measurements are approximate and should be verified by an acquirer.

