

HUMMERSTONE & HAWKINS

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E CLASS PREMISES IN WELLING FOR SALE



E Class premises in central Welling available to let.

Formally a pizzeria restaurant closed for health reasons.

Main sales area of C. 52.188sq m / 551sq ft.

Former kitchen area of 15.782sq m / 170sq ft.

Strong trading position near to Welling corner.

Available on new lease terms

15 BELLEGROVE ROAD

WELLING

DA16 3PA

Tenure: TO LET

Rental: £22,500pa

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

LOCATION:

The subject property enjoys a strong trading position in the centre of Welling close to Welling Corner, the busy junction with the A207 (Bellegrove Road / Welling High Street), Upper Wickham Lane and Hook Lane.

The immediate area surrounding comprises a combination of residential flats and houses together with a range of commercial users serving the local community, from specialist local independents to representatives of the national chains, including Lidl's, Morrisons and Tesco's. Supermarkets, Superdrug, Screwfix and Poundstretcher.

Welling has its own mainline train station which is in within a few minute's walk and with a journey time into Central London of about 35 minutes.

THE PROPERTY:

The subject property comprises a ground floor lock up unit within a mid terrace building. The ground floor is configured to provide a main sales area, a former kitchen / store area, a side passageway and toilet.

The premises has rear access into a rear yard.

APPROXIMATE MEASUREMENTS:

Main sales area: 52.188sq m / 562sq ft.

Inner passageway: 10.137sq m / 109sq ft.

Kitchen / Store: 15.782sq m / 170sq ft.

Toilet:

TERMS:

A new full repairing and insuring lease for a term of 5 years.

The commencing rental is £22,500 per annum.

A rental deposit of 6 months will be required.

EPC:

The premises has an EPC rating of D.

RATES:

We understand from the VOA (Valuation Office Agency) website that the premises has a rateable value of £10,250 per annum and therefore should qualify for small business rate relief. We would still advise all interested parties to make their own relevant enquiries with 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](tel:02083031061)

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.