

Shop To Let - Kent, DA16

TO LET

68 Bellegrove Road, Welling,
Kent, DA16 3PY

Harston&Co

For more information call us
on 020 3371 0061



Highlights

- Shop to let close in a popular spot on Bellegrove Road (A207) in Welling
- Measuring approximately 549 square feet (50.99 square metres)
- Approximately 400 metres from Welling train station
- Available with a new lease and no premium
- EPC Rating - TBC

Location

The property is located on Bellegrove Road (A207), Welling, a densely populated residential suburb in the London Borough of Bexley. Welling train station is 400 metres away providing a direct service to London Charing Cross, London Victoria and London Cannon Street. The area is well served by buses. Nearby occupiers include McDonalds, Iceland, Subway, and a range of independent occupiers.

Please note all distances given are approximate only.

Description

A ground floor lock up shop with an open plan layout. It measures approximately 549 square feet (50.99 square metres) and benefits from shutters, rear entrance, w/c, and a kitchenette. The property is suitable for a range of uses, subject to appropriate consents being obtained.

Business Rates

The property needs to be re-rated due to the first floor recently being self-contained. It is expected, although we offer no warranties and all interested parties are to rely on their own enquires, that the Rateable Value would be in the region of £9,500 per annum for the ground floor.

We would anticipate most tenants being able to obtain small business rates relief. All interested parties are advised to check their eligibility with the London Borough of Bexley business rates department.

Terms

The property is available on a new lease at £16,000 per annum with further terms to be agreed. All negotiations are strictly subject to contract.



Rent:

£16,000 per annum

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