

Hooper

NAYLOR FRIEND

2 WATERSTONE HOUSE \* 13 CENTRAL HILL \* LONDON SE19 1BG  
TEL 020 8766 0123 \* FAX 020 8761 6472

**VERY WELL POSITIONED**  
**GOOD SIZE SHOP**  
**TO LET**

WITH AN EXCELLENT RETURN FRONTAGE AND AVAILABLE UNDER A NEW LEASE  
WITH NO PREMIUM

**12 BELLEGROVE ROAD WELLING**  
**KENT DA16 3PU**

**LOCATION**

The property is situated in a corner position with a good frontage to Bellegrove Road and return frontage to Edmund Road. The property adjoins Abbey and is close to HSBC, Ladbrokes and other multiples including McDonalds and KFC. Welling Station is within walking distance.



## **DESCRIPTION**

The property is a corner position lock-up shop premises with an excellent frontage and good return frontage with corner double doors. The property has a good overall sales area and additional storage with internal WC and rear loading facilities.

## **ACCOMMODATION**

<b>Gross Frontage</b>	<b>9.75m (32')</b>
<b>Internal Width</b>	<b>9.47m (31'10)</b>
<b>Shop Depth</b>	<b>9.20m (30'2)</b>
<b>Sales Area</b>	<b>87.79m<sup>2</sup> (945 sq ft) (approx)</b>
<b>Storage</b>	<b>9.29m<sup>2</sup> (100 sq ft) (approx)</b>
<b>WC and access corridor to rear loading area</b>	

Figures relating to accommodation are approximate and rounded down for the purposes of guidance, they should not be relied upon and potential occupiers are recommended to have a measured survey undertaken prior to making an offer.

## **TENURE**

The property is offered by way of a new lease on full repairing and insuring terms the length of which is to be negotiated.

## **USE/PLANNING**

We understand the property currently falls within class A1 (General Retail) of the Current Town and Country (Use Classes) Order and would suit a variety of trades. Prospective tenants are advised to make their own enquiries of the local Planning Authority concerning existing and potential changes of use prior to offer

## **RENT**

An initial rent of **£14,000 (fourteen thousand pounds)** per annum exclusive is sought.

## **V.A.T.**

All rental and capital figures quoted within these details are exclusive of V.A.T. unless otherwise stated.