

Hooper

**NAYLOR FRIEND**

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## **A3 SHOP** **TO LET**

LOCATED IN AN ESTABLISHED POSITION IN THE CENTRE OF WELLING AND AVAILABLE UNDER A NEW LEASE WITH NO PREMIUM

**133 BELLEGROVE ROAD,**  
**WELLING, KENT, DA16 3QS**

### **LOCATION**

The property is situated fronting Bellegrove Road which is a major thoroughfare and high street location in the centre of Welling. The surrounding area is a mixture of good secondary trades and multiple occupiers including a Sainsburys Local. The wider area is a densely populated residential catchment which Bellegrove Road services.

**PHOTOGRAPH GOES HERE – GO TO NEXT PAGE**

## **DESCRIPTION**

The property comprises a ground floor lock up shop now with A3 consent granted by way of planning application. The property is reasonably modern and has a modern part glazed shop front, electric security shutter, spotlighting and reasonably new decoration and has planning permissions for various uses including catering.

## **ACCOMMODATION**

Gross Frontage	5.18m	17'
Internal Width	5.12m	16'8
Shop Depth	10.11	33'9
Sales Area	52.02m <sup>2</sup>	560 ft <sup>2</sup> (approx)
Store	6.50m <sup>2</sup>	70 ft <sup>2</sup> (approx)
Cloakroom/WC		

Figures relating to accommodation are approximate and rounded up 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 A3 (Restaurant) of the current Town and Country (Use Classes) Order which was obtained by way of a planning application. The previous A1 retail use also prevails. 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.

## **SUBJECT TO CONTRACT**

Messrs HOOPER NAYLOR FRIEND for themselves and for the vendors or lessors of this property whose agents they are give notice that:  
1) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. 2) no person in the employment of Messrs HOOPER NAYLOR FRIEND has any authority to make or give any representative warranty whatever in relation to this property.