

Ref: AGT/CJL/0:3664

LINAYS
COMMERCIAL

PROPERTY CONSULTANTS
CHARTERED SURVEYORS
VALUERS & ESTATE AGENTS

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Orpington, Kent. BR5 1NA
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TO LET

**PROMINENT CORNER SHOP UNIT A1 (RETAIL) OR A2
(PROFESSIONAL OFFICE) USE
PRIVATE CAR PARKING**



126 BELLEGROVE ROAD, WELLING, DA16 3QR

LOCATION: Situated in a most prominent position at the junction of Bellegrove Road and Central Avenue and only a short distance from Welling railway station. The surrounding occupiers include a mixture of retail, restaurant, takeaway and public house properties. Public car parking is available diagonally opposite.

DESCRIPTION: Comprises an end of terrace lock up shop unit with glazed return frontage to Central Avenue plus rear and flank forecourt car parking. The unit offers unusual open plan high ceiling retail space with galleried office or retail area. There is an additional private office and kitchen/staff room plus cloakroom/wc to the rear.

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These Particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed nor do they constitute an offer or contract



ACCOMMODATION:

(with approximate dimensions and floor areas)

SHOP: 22' x 23'9" (6.71m x 7.24m)
plus open staircase to
GALLERIED AREA: 15'6" x 7'6" (4.72m x 2.29m)
REAR OFFICE: 10'9" x 8'10" (3.28m x 2.69m)
KITCHEN/STAFF: 9' x 8'6" (2.74m x 2.61m) maximum,
plus cloakroom/wc
TOTAL SALES AREA APPROX 635SQ.FT. (58.99M²)

Features (all untested)

- High ceiling sales area, plus galleried office plus sales space
- Feature and fluorescent lighting
- Air conditioning unit (sales area)
- Kitchen/staff room
- Rear and side car parking (5 spaces)
- A1 or A2 use possible
- Stripped floor and carpet finish to sales area
- Glazed return frontage.

TERMS:

To be let upon a full repairing and insuring lease at terms to be agreed.

RENT:

£15,000 per annum exclusive

RATES PAYABLE:

We understand from a verbal enquiry of the London Borough of Bexley that the rates payable on the premises are £3,734.50 (2009/2010 assessment). Interested parties are **strongly** advised to check the actual rates liability with the Local Authority direct.

LEGAL COSTS:

The ingoing tenant is to be responsible for the payment of both parties' legal fees.

VAT:

We are advised by our clients that vat will **not** be payable upon the rental agreed under current legislation.

VIEWING:

ONLY by arrangement with the Owner's Agents:
LINAYS COMMERCIAL Tel: 01689 875511

THE PROPERTY MISDESCRIPTIONS ACT 1991

The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order of fit for the purpose. Prospective Purchasers/Lessees are advised to obtain verification from their Solicitor or Surveyor. References to the tenure of this property are based on information supplied by our Clients. The Agent has not had sight of the Title Documents and prospective Purchasers/Lessees are advised to obtain verification from their Solicitor.

These Particulars do not form, nor form any part of, an offer or contract. Neither Linays Commercial nor any of their employees has any authority to make or give further representations or warranties to the property