

# WELLING

131 BELLEGROVE ROAD

DA16 3QS

# LINAYS

COMMERCIAL

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**TO LET OR FOR SALE – GROUND FLOOR RETAIL UNIT – PROMINENT POSITION**

## Location

Welling is a popular residential suburb located within the London Borough of Bexley approx. 10.5 miles south east of Central London. The town is well served by public transport with Welling Railway Station in close proximity providing regular services to London Victoria and London Charing Cross. There are also frequent bus services to Greenwich and Dartford.

The premises are situated in a prominent position within an established parade. Surrounding occupiers include Tesco Express and a range of retail and restaurant options including Morrisons and Tesco Superstores.



## Description

The property comprises a mid-terrace ground floor retail unit currently arranged to provide an open plan sales area with WC and rear yard. The premises benefit from electric security shutter, suspended ceilings and floor coverings (all untested). We believe the premises would be suitable for a wide variety of business including retail and/or financial and professional services.

## Accommodation

(with approximate dimensions and floor areas)

Internal Width:	16'6"	5.1m
Sales Depth:	33'1"	10.1m
<b>Total Floor Area:</b>	<b>549 sq.ft</b>	<b>51 sq.m</b>
Rear Yard/Parking		

## Terms

The premises are available to let on the basis of a new full repairing and insuring lease for a term of years to be agreed at a commencing rent of **£12,000 (Twelve Thousand Pounds)** per annum exclusive. Rents payable quarterly in advance. Alternatively, our client may consider a sale of the Freehold interest, subject to the long lease granted on upper parts (approx. 80 years).

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

Ref: 5042

## Rating Assessment

We understand from the Valuation Office Agency (VOA) website that the rates payable on the premises are £3,657.30 (2019/20 assessment)

Interested parties are strongly advised to check the actual rates liability with the local authority directly. Incentives in the form of small business rate relief may be applicable.

## Commercial Energy Performance Certificate

### Energy Performance Certificate

Non-Domestic Building

131 Bellegrove Road  
WELLING  
DA16 3QS

Certificate Reference Number:  
0060-5962-0351-4460-9030

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building, one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information in the guidance document *Energy Performance Certificates for the construction, sale and let of non-dwellings* available on the Government's website at [www.gov.uk/government/collections/energy-performance-certificates](http://www.gov.uk/government/collections/energy-performance-certificates).

#### Energy Performance Asset Rating

More energy efficient

A+

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

61

This is how energy efficient the building is.

#### Technical Information

Main heating fuel: Grid Supplied Electricity  
Building environment: Heating and Natural Ventilation  
Total useful floor area (m<sup>2</sup>): 55  
Assessment Level: 3  
Building emission rate (kgCO<sub>2</sub>/m<sup>2</sup> per year): 93.87  
Primary energy use (kWh/m<sup>2</sup> per year): 555.24

#### Benchmarks

Buildings similar to this one could have ratings as follows:  
22 If newly built  
64 If typical of the existing stock

## Legal Costs

Each party to bear their own legal and professional fees.

## VAT

We have been advised by our clients that VAT **will** be payable upon the sale/rental amount.

## Viewings

Available by prior appointment via Linays Commercial Limited.



Contact:  
Mandeep Cheema

Email:  
mc@linays.co.uk

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