

# WELLING

176 PARK VIEW ROAD  
DA16 1ST

# LINAYS

COMMERCIAL

26A STATION SQUARE  
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**TO LET – GROUND FLOOR & UPPER PARTS RETAIL/CLASS E PREMISES  
PROMINENT POSITION – 1154 SQ.FT (107 SQ.M)**

## Location

Welling is a 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 Bexleyheath Railway Station approx. 0.8 miles distant providing regular services to London Victoria and London Charing Cross. There are also frequent bus services to Bexleyheath, Dartford and Woolwich.

The property is situated in a prominent secondary position within an established parade close to the junction with Danson Lane and Clifton Road.

## Description

The premises comprise a mid-terrace three story building currently arranged to provide ground floor sales with ancillary storage space at first and second floor level. The rear of the property can be accessed via a service road off Clifton Road.

We believe the premises would be suitable for a wide variety of business including retail and/or financial & professional services.



## Accommodation

(with approximate dimensions and floor areas)

### Ground Floor

Sales Area:	323sq.ft	30sq.m
Rear Storage:	418sq.ft	38.8sq.m
Upper Parts (Storage):	<u>412sq.ft</u>	<u>38.2sq.m</u>
<b>Total Floor Area:</b>	<b>1,154sq.ft</b>	<b>107sq.m</b>

## Terms

The entire premises are available to let on the basis of a new effectively full repairing and insuring lease for a term of years to be agreed at a commencing rent of **£19,000 (Nineteen Thousand Pounds)** per annum exclusive, payable quarterly in advance.

## Rating Assessment

We understand from the Valuation Office Agency (VOA) website that the rates payable on the property are £2,908.67 (2020/21 assessment). Interested parties are **strongly** advised to check the actual rates liability with the local authority directly.

## Planning

We understand the property falls under Class E of the Town & Country Planning Use Classes Order as of 1<sup>st</sup> September 2020 which allows for the premises to be occupied for the purposes of a shop, financial/professional services, café or restaurant (not take-away), light assembly work, clinic, health centre, creche, day nursery, day centre, gymnasium/indoor recreation. **The above uses are all subject to Landlord's consent.** Consent may be required for any alterations (eg ventilation & extraction).

## Commercial Energy Performance Certificate