

# JOHN PAYNE COMMERCIAL

SALES | LETTINGS | LAND | INVESTMENTS

**SHOP TO LET  
A1/A2  
TOTAL AREA 926 SQ FT  
WITH PARKING  
ADJACENT TO “WELLING CORNER”**



**15 BELLEGROVE ROAD  
WELLING, DA16 3PA  
RENT £18,500 PA EX**

Commercial Property Agents & Surveyors

7 Hare & Billet Road, Blackheath, London SE3 0RB Tel: 020 8852 6125 Email: Commercial@johnpaynecommercial.com

[www.johnpaynecommercial.com](http://www.johnpaynecommercial.com)

These particulars are believed to be correct, but their accuracy is not guaranteed and they do not constitute an offer or form part of any contract. John Payne Commercial and its employees have no authority to make any representation or give any warranty in relation to this property.

<b>Location:</b>	<p>The premises are located on the southern side of Bellegrove Road (A209) (being the main retail part of Welling High Street) diagonally opposite the busy junction with Hook Lane, Upper Wickham lane and Welling High Street, known locally as “Welling Corner”.</p> <p>There are a wide range of national operators nearby, including Tesco, Morrisons, McDonalds, KFC and Iceland, along with numerous restaurants, pubs and banks.</p> <p>The area is well served by transport links and public transport, with the A2 (giving direct access to the M25) being nearby, numerous bus routes pass the property and Welling train station being approximately 1km away.</p> <p>The property is in a high-profile position, with an almost constant flow of vehicular traffic passing the shop, and visible to stationary vehicles directly outside waiting at the traffic lights at Welling Corner.</p>										
<b>Description:</b>	<p>The premises form’s a shop unit, currently trading as a Pawn Brokers, comprising a retail area with both storage and office areas, kitchen and W.C. to the back.</p> <p>There is vehicular access to the rear along with a <b>demised parking space</b>.</p> <p>The retail area benefits from electric roller shutters, suspended ceiling, CAT II lighting and wood flooring, and to the rear areas, there is also wood flooring and strip lighting.</p>										
<b>Accommodation:</b>	<p>The premises have the following approximate net internal area (NIA):</p> <table> <tr> <td>Retail Area</td> <td>606 sq ft</td> </tr> <tr> <td>Office/Storage</td> <td>320 sq ft</td> </tr> <tr> <td>Kitchen</td> <td></td> </tr> <tr> <td>W.C.</td> <td></td> </tr> <tr> <td>1 Parking Space</td> <td></td> </tr> </table>	Retail Area	606 sq ft	Office/Storage	320 sq ft	Kitchen		W.C.		1 Parking Space	
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<b>Business Rates:</b>	Interested parties are advised to make their own enquires to the local Authority, being the London Borough of Bexley.										
<b>Terms:</b>	The property is to be let on a new effectively full repairing and insuring lease for a term to be agreed incorporating periodic rent reviews.										
<b>Deposit:</b>	A deposit of up to 6 months rent may be required, subject to status.										
<b>Reference Fee:</b>	<b>Upon acceptance of an offer and prior to documentation being circulated, the ingoing tenants will be required to make a non-refundable contribution of £250 + VAT in respect of referencing and credit check.</b>										
<b>VAT:</b>	We understand that VAT is not applicable.										
<b>Legal Fees:</b>	Each party to bear their own legal costs.										
<b>Viewing:</b>	<p>Strictly via appointment through sole agents John Payne Commercial 020 8852 6125</p> <p><b>NO CALLERS AT THE PREMISES PLEASE</b></p>										

BL/EJ/BR15/C00633

Misdescriptions Act 1991

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