



Retail Unit TO LET

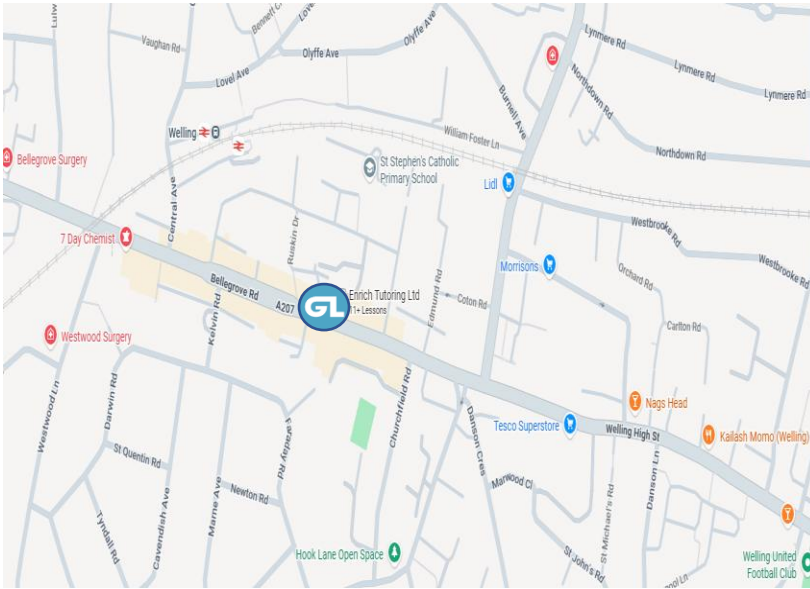
64 Bellegrove Road, Welling, DA16 3PY

511 SQ FT (47 SQ M.)

Location: This ground-floor retail unit benefits from a highly visible position on the busy Bellegrove Road in Welling, one of the area's main thoroughfares. The property is surrounded by a strong mix of national and local occupiers, including McDonald's, KFC, PureGym, Screwfix, and a Shell filling station, generating significant passing trade. Welling train station is just a 5-minute walk away, offering excellent connectivity for customers and staff alike. With strong footfall and excellent transport links, this location provides an ideal opportunity for a wide range of retail or service businesses.

Description: This well-presented ground floor lock-up shop benefits from a fully glazed frontage, providing excellent visibility and natural light. Recently redecorated, the premises are ready for immediate occupation. The unit is self-contained, offering both front and rear access, a kitchenette, and a WC. Situated in a location with high footfall, the property also provides plenty of on-road parking, making it easily accessible for both customers and staff. Suitable for a variety of retail or commercial uses (excluding food-related businesses).

- GL POPULAR LOCATION**
- GL NEW LEASE**
- GL FLEXIBLE SPACE**
- GL ON STREET PARKING**
- GL NO PREMIUM**
- GL SELF-CONTAINED**



TENURE: Leasehold

TERMS: A new lease for a term to be agreed with upwards only rent review.

RENTAL: £18,000 per annum

SERVICE CHARGE: To be confirmed.

VAT: VAT is not applicable.

INSURANCE: The insurance contribution is to be confirmed.


EPC: The NDEA EPC for this property is 'C'.

RATES: The current rateable value for the property is £11,250 **(This is not the amount you will pay)** and should be eligible for 100% Business Rates Relief. For more information please contact the local authority (Bexley).

REFERENCING: A charge of £100 + VAT is payable for taking up references on behalf of proposed tenants. This fee is non-refundable after the references have been taken up, whether or not they have been accepted by the landlord.

LEGAL COSTS: Each Party To Be Responsible For Their Own Legal Costs.

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Viewing & further information

Strictly by prior appointment

Danny Pincus

Tel. 07783 300 509

danny@goldsteinleigh.com

Aharon Goldstein

Tel. 07761 902 049

aharon@goldsteinleigh.com

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