

# A1 RETAIL UNIT

# LEASEHOLD AVAILABLE

## 57 BELLEGROVE ROAD, WELLING, DA16 3PB



### LOCATION

The premises is situated in a prime position on the main retail pitch in Bellegrove Road, Welling, within the London Borough of Bexley. The unit is located 450m from Welling railway station and just a 38 minute train journey to Charing Cross station. The unit sits adjacent to **The New Cross Turnpike**.

Iceland, Holland & Barrett, Lloyds Bank and McDonald's are all within close proximity.

### ACCOMMODATION

Demise	NIA Sq M	NIA Sq Ft
Ground Floor	520.3	5,600
First Floor	360.8	3,883
<b>TOTAL</b>	<b>881.1</b>	<b>9,483</b>

### VIEWINGS AND FURTHER INFORMATION

#### Conor Wood

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#### Luke Pasterfield

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### DESCRIPTION

The premises are situated in a prime position on the main retail street with a sales area on the ground floor with storage, staff and ancillary accommodation included at first floor level.

### GUIDE PRICE

£65,000 per annum.

### LEASE TERMS

The premises are available on a new FRI lease.

### RATES

We are informed by the Local Rating Authority that the current Rateable Value of the retail unit is: £40,750. The UBR for 2019/20 is 49.1p.

Interested parties are advised to make their own enquiries with the Local Authority for verification purposes.

### LEGAL COSTS

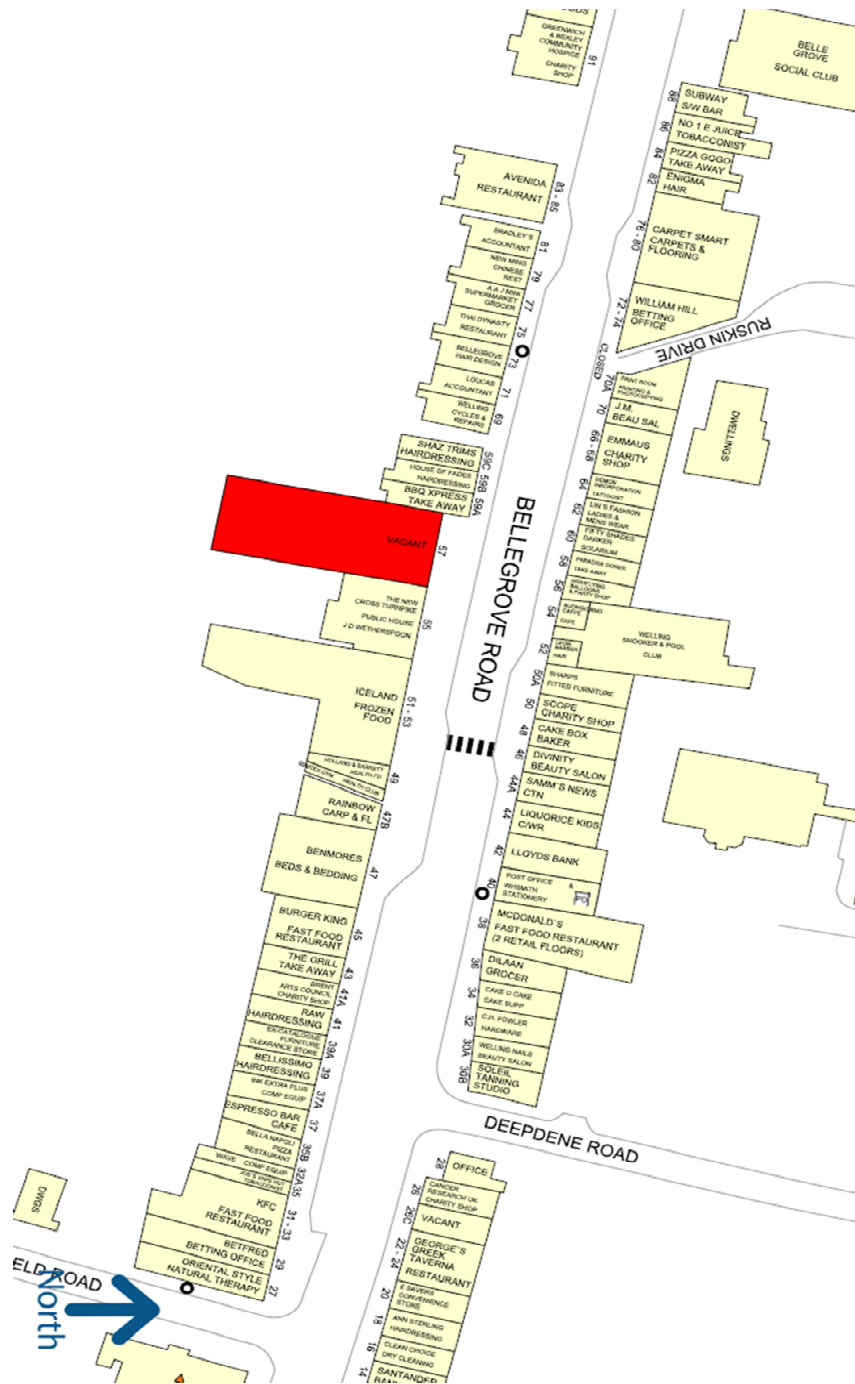
Each party will be responsible for their own legal costs incurred relating to this transaction. Subject to contract.

Date of Issue: 27/07/2018

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Not to scale.

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