

# WELLING

8A BELLEGROVE ROAD

DA16 3PR

# LINAYS

COMMERCIAL

26A STATION SQUARE  
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**FOR SALE (MAY LET) – RETAIL UNIT WITH REAR STORE  
CENTRAL POSISSION CLOSE TO WELLING CORNER**

## Location

Welling is a popular residential suburb located within the London Borough of Bexley. The premises are situated in a prominent position within an established parade.

Surrounding occupiers include Poundland, Boots Opticians, ScrewFix, Ladbroke's, Mace and Santander. Welling offers a range of retail and restaurant options including Morrisons and Tesco Superstores, both with car parking facilities.



## Description

The premises comprise a mid-terraced retail unit previously trading as a coffee shop. Please note the existing tenants' fixtures, fittings and equipment will be removed prior to the sale.

To the rear there are two storage areas with loading door. There is a fully glazed shop front with suspended ceiling with cat II lighting to the front sales area and a range of floor finishes.

## Accommodation

(with approximate dimensions and floor areas)

### Shop

Sales Area 17'0" x 39'6" (5.18m) x (12.04m)

Cloakroom/WC -

**Floor area approx. 670sq.ft (62.24m<sup>2</sup>)**

External Store 13'0" x 6'0" (5.18m) x (1.81m)

Rear store L shaped 16'6" x 17'3" plus 9'9" x 10'0"

Rear Yard

**Storage area approx. 470sq.ft (43.66m<sup>2</sup>)**

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

## Price

**Price: £270,000 (Two Hundred and Seventy Thousand Pounds).**

To be sold upon a 999-year lease at a peppercorn rental subject to vacant possession.

Our clients will consider letting the property upon a full repairing and insuring lease at terms to be agreed at a rental of £18,000 per annum exclusive. Prospective tenants will be required to provide full financial details and provide a rental deposit.

## Rating Assessment

We understand from the Valuation Office Agency (VOA) website that the rates payable on the premises are £5,010.00 (2019/20 assessment). Interested parties are **strongly** advised to check the rates liability with the local authority directly. Prospective tenants may be able to obtain some relief from the payment of Business Rates under the current small business rate relief Government incentive

## Legal costs

Each party is to be responsible for the payment of their own legal and professional fees.

## VAT

We have been advised by our clients that VAT will **NOT** be payable upon the sale price under current legislation.

## Energy Performance Certificate

### Energy Performance Certificate Non-Domestic Building



8a Bellegrove Road  
WELLING  
DA16 3PR

**Certificate Reference Number:**  
0830-0533-9209-4593-9002

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



Net zero CO<sub>2</sub> emissions

**A** 0-25

**B** 26-50

**C** 51-75

**D** 76-100

**E** 101-125

**F** 126-150

**G** Over 150

Less energy efficient

**97** 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> ):	110
Building complexity (NOS level):	3
Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> per year):	120.11
Primary energy use (kWh/m <sup>2</sup> per year):	710.45

### Benchmarks

Buildings similar to this one could have ratings as follows:

<b>27</b>	If newly built
<b>80</b>	If typical of the existing stock

## Viewings

Available by prior appointment via Linays Commercial Limited.



**Contact:**  
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Adrian Tutchings

**Email:**  
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[commercialproperty@linays.co.uk](mailto:commercialproperty@linays.co.uk)

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