

OPEN 7 DAYS
A WEEK

Harpers & Co

Tel: 01322 524425
www.harpersandco.com



2 Falconwood Parade, Welling, DA16 2PL

£14,400 PA

Harpers & Co are proud to offer this economical and well proportioned retail unit in the popular Falconwood Parade in Welling. The shop has a Gross Internal Area of approximately 690 sq ft (64 sq) lending itself to a variety of end users. The interior is formed into various stud partitioned offices and rooms and could easily be altered so as to be reconfigured to suit. Falconwood parade comprises a parade of missed shops and offices servicing the local community and this unit would particularly suit a dry cleaners (receiving shop) or similar kind of retail business.

The main part of the shop is open plan, carpeted and bright. The unit currently has glass divided glass reception area and then open out into a series of offices or rooms each with their own access. To the rear there is a WC and a large room which also provides access to the rear of the building which then enters into the small car park that can accommodate 3-4 vehicles. To the rear is a storage area which leads onto the rear yard which can accommodate several vehicles.

Falconwood Parade is a popular local parade in between Welling and Falconwood. The parade itself known locally as "The Green" lies behind a popular green which has a children's play area and climbing frames serving the local community. Falconwood parade has excellent access to the train station which is nearby with direct trains to London Bridge and Charring Cross.

LARGE CORNER UNIT**POPULAR PARADE* *EXCELLENT PARKING*A1/D1 USE
AMPLE PARKING* *REAR YARD

EPC rating D (81)

VIEWING HIGHLY RECOMMENDED

Falconwood Parade, Welling, DA16 2PL

A1 Retail shop (690 sq ft) and or D1 surgery (may get other uses) with good storage and large rear yard £14,400 per annum (on either license agreement for 12 months or FR & I lease.)

This shop would suit a dry cleaners or similar type business that can service the local community.

This unit will not get a change of use to A3/A5 Restaurant and Takeaway.

VIEWING HIGHLY RECOMMENDED

LOCATION:

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DESCRIPTION:

This well sized unit is approximately 473sq ft and 44 sq m in size with a yard of 757 sq ft and 70.4 sq m. This large unit previously traded as a doctor's surgery and served as the hub of the community. The unit is at the beginning of Falconwood Parade, a local and important parade that serves the close knit Falconwood Community and residents. The shop comprises of a series of rooms and large open plan front area. The rooms are divided by semi demountable stud partition and so can be easily reconfigured and changed to suit a variety of users. The unit will suit a number of users and currently has D1 surgery use but will of course revert back to A1 retail of perhaps A2 office. No A3 Allowed or considered. To the rear of the unit there is a WC, kitchen prep area and rear door which leads to rear car park which can easily accommodate 3-4 cars. The unit is highly visible and will appeal to those perhaps wanting good and versatile office space.

TERMS:

To be let on lease outside of the 1954 Landlord and Tenants Act. - The Rent is £14,400-00 per annum which is payable quarterly in advance (Per quarter). - Term of the lease to be a minimum of 1 year (longer preferred) and contracted out of the Landlord and Tenant Act - A quarters deposit is payable at which is refundable at the end of the term if tenant covenants complied with - The tenant has to pay a 60% share of service charge to cover building insurance and any repairs to the building common parts - A contribution towards lessor legal costs at £600 to prepare lease documents, which is non-refundable, and is payable once the heads of terms are agreed.

RATES:

Applicants are encouraged to enquire with www.voa.gov.uk. Our own enquiries however seem to indicate that this property maybe eligible for Small Business Rates SBRR.

LEGAL COSTS:

Applicants are requested to make a £600-00 contribution to the Landlords Legals Costs.

Harpers & Co Special Remarks:

This unit is a well sized and affordable unit in a popular parade which would make an excellent start up business or someone wanting to use this as a satellite shop such as dry cleaners to receive garments etc. The unit is flexible in terms, low on rent, has excellent parking and can be configured easily from inside to suit a wide variety of users.

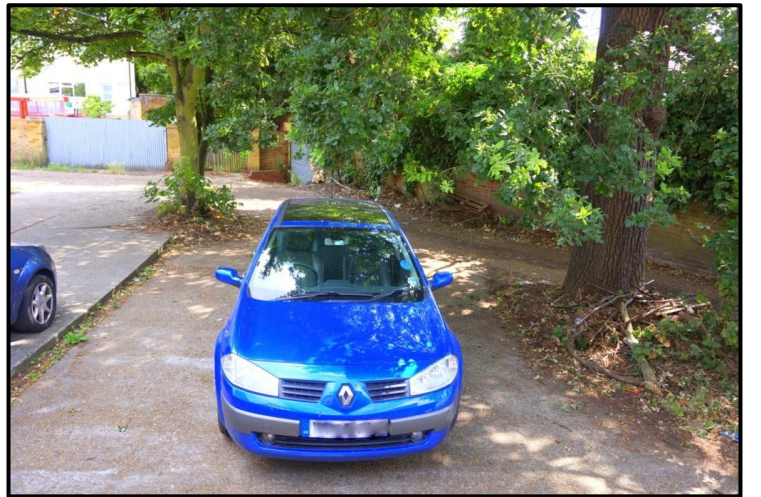
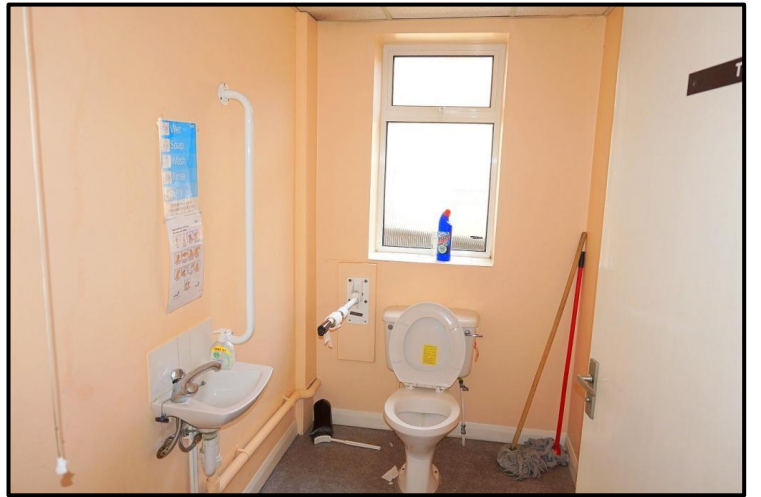
Estate Agents Commercial Agents Lettings Chartered Surveyors Valuers Insurance

Open 7 days a week

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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 or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.