

TO LET

LARGE SHOP AND UPPER PARTS IN PRIME LOCATION.

57 Bellegrove Road, Welling DA16 3PB



Features

- 9,315 Sq Ft (865.36 Sq M)
- £75,000 Per Annum
- 5,440 sq ft Ground Floor
- 3,875 sq ft First Floor
- Rear Loading and Yard
- Adjacent to Major Wetherspoons
- New Lease Available

Summary

The property provides an expansive ground floor trading area extending to approximately **5,440 sq ft**, complemented by a substantial **first-floor area of 3,875 sq ft**, accessed via a wide internal staircase. The flexible accommodation is suitable for a variety of retail, leisure, medical, fitness, showroom, and other E Class uses, subject to any necessary consents.

A key feature of the property is its impressive **120 ft frontage**, providing outstanding prominence, extensive display opportunities, and a strong presence on this busy thoroughfare with high levels of pedestrian and vehicular traffic.

The unit benefits from a highly visible location immediately adjacent to the **Wetherspoons New Cross Turnpike Pub**, drawing significant footfall and benefiting from neighbouring national and independent occupiers.

This is a rare opportunity to secure a landmark commercial premises in a prime trading position within Welling's principal retail parade.



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For further information please contact:

Chamberlain Commercial (UK) Ltd, Unit 10, Bradburys Court,
Lyon Road, Harrow, Middlesex, HA1 2BY. **T** 020 8429 6899 / 020 7148 9000.
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Location

Welling is a well-established and densely populated South East London suburb, centred around the busy Bellegrove Road retail corridor. The town benefits from a strong mix of national multiples, independent retailers, cafés, restaurants and service providers, generating consistent footfall throughout the day. Excellent transport links, including Welling railway station and convenient access to the A2, support a large catchment area, making the town a popular destination for both local residents and passing trade.

Description

The property benefits from a 120ft frontage and good floor to ceiling height. The first floor is serviced by a good lift and rear loading door. To the rear is a small yard for deliveries and staff parking.

Accommodation

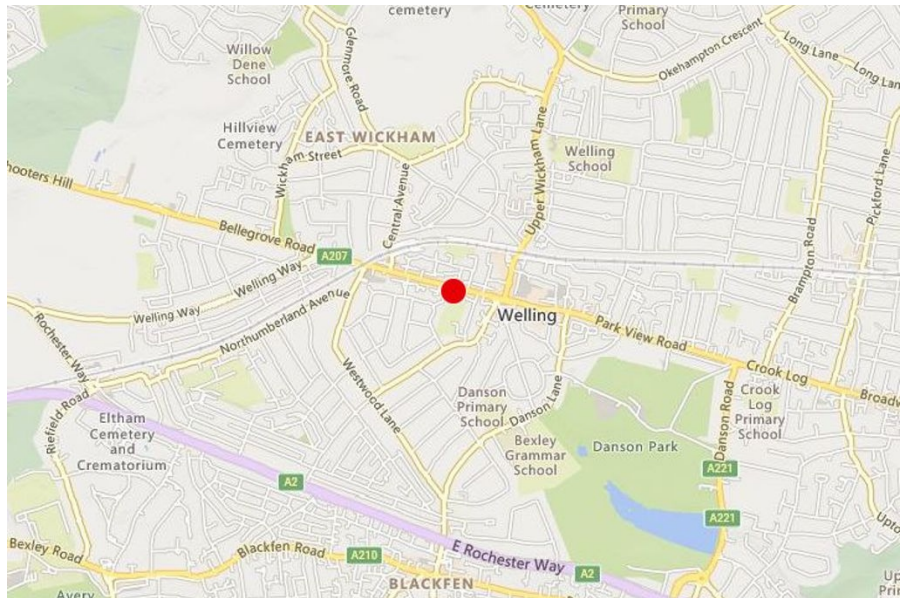
Ground	5,440
First	3,875
Total	9,315 sq ft GIA

Terms

Available by way of a new Full Repairing & Insuring Lease for a term to be agreed. The asking rent is £75,000 per annum plus VAT.

Business Rates

Rateable Value: £49,750
Rates Payable: Approximately £21,492 per annum (2026/27). The property may also be eligible for retail or hospitality relief. Interested parties should enquire with HMRC Business Rates.



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Planning

The property has a general Use Class E and is ideal for retail, showroom, gym, restaurant, pub, medical centre or leisure use.

VAT

VAT may be applicable.

EPC

Energy Rating B.

Legal Costs

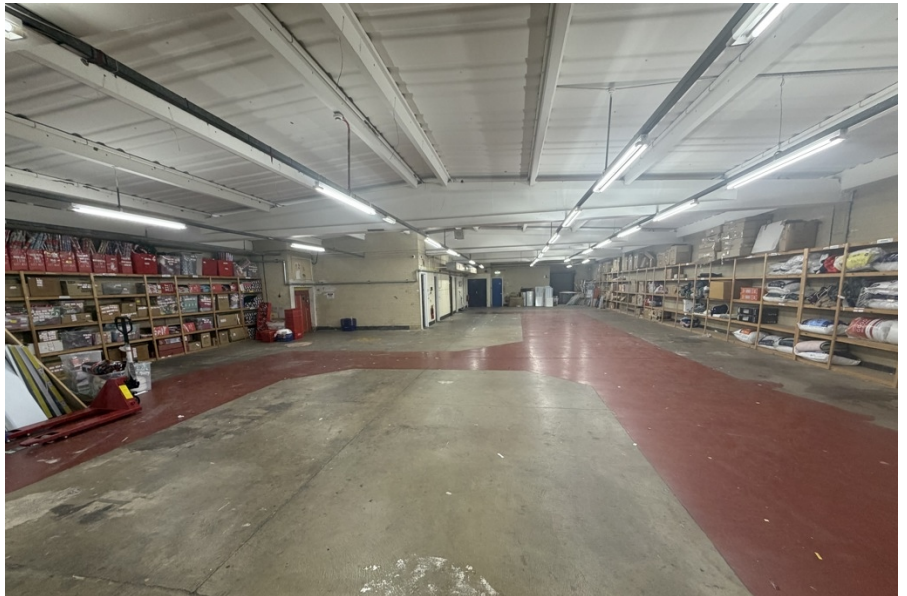
Each party to bear their own costs.

Viewing

The property is currently occupied and appointments are strictly on an appointment basis and accompanied by a representative of Chamberlain Commercial. Please call 0208 429 6899.

Contact

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