

Regulated by



3-5 Woolwich Road London SE10 0RA

FOR RENT – GROUND FLOOR AND BASEMENT RETAIL (A1 & A2) PREMISES



Size: 1,350 sq ft (125.4 sq m) approx. GIA

www.goodsircommercial.co.uk

9-10 Domingo Street, London EC1Y 0TA

Commercial Property Agency • Property Investment and Development Consultants • Surveyors & Valuers • Managing Agents • Residential Agency



Location:

The property is situated on Woolwich Road, near to the junction with Blackwall Lane and Vanbrugh Hill. The local area has undergone a large amount of regeneration over the last couple of years, including the Greenwich Square scheme on the opposite site of the road, which has a mixture of residential and commercial properties. Nearby retailers include **Tesco, Iceland and Dominos**.

Description:

The property is arranged over ground floor and basement and will be refurbished to a good standard, to include: plastering of the walls, ceiling, and installation of lighting, a kitchenette and a W/C.

Size: (all measurements are approx. on a GIA basis)

Unit:	Sq ft	Sq m
Ground Floor:	900 sq ft	83.6 sq m
Basement:	450 sq ft	41.8 sq m
Total:	1,350 sq ft	125.4 sq m

The above measurements have been taken off plan and are subject to additional works being carried out. All interested parties are advised to check the validity of these measurements.

Terms:

The premises are available to rent on a new Full Repairing and Insuring lease for a minimum term of 10 to 15 years, at a rental of £35,000 per annum exclusive.

Use Class:

The premises currently have retail (A1) use classes, a change of use to A2 has been submitted.

VAT:

The premises are **not** elected for VAT.

Business Rates:

All interested parties are advised to make their own enquiries, but these will need to be reassessed.

Legal Costs:

Each party to bear their own legal costs incurred in this transaction.

EPC:

EPC is available on application.

Viewing:

Strictly by appointment through the Landlords Agents Goodsir Commercial Ltd:

Ref: 1893.02.R.JPM.11/2014

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