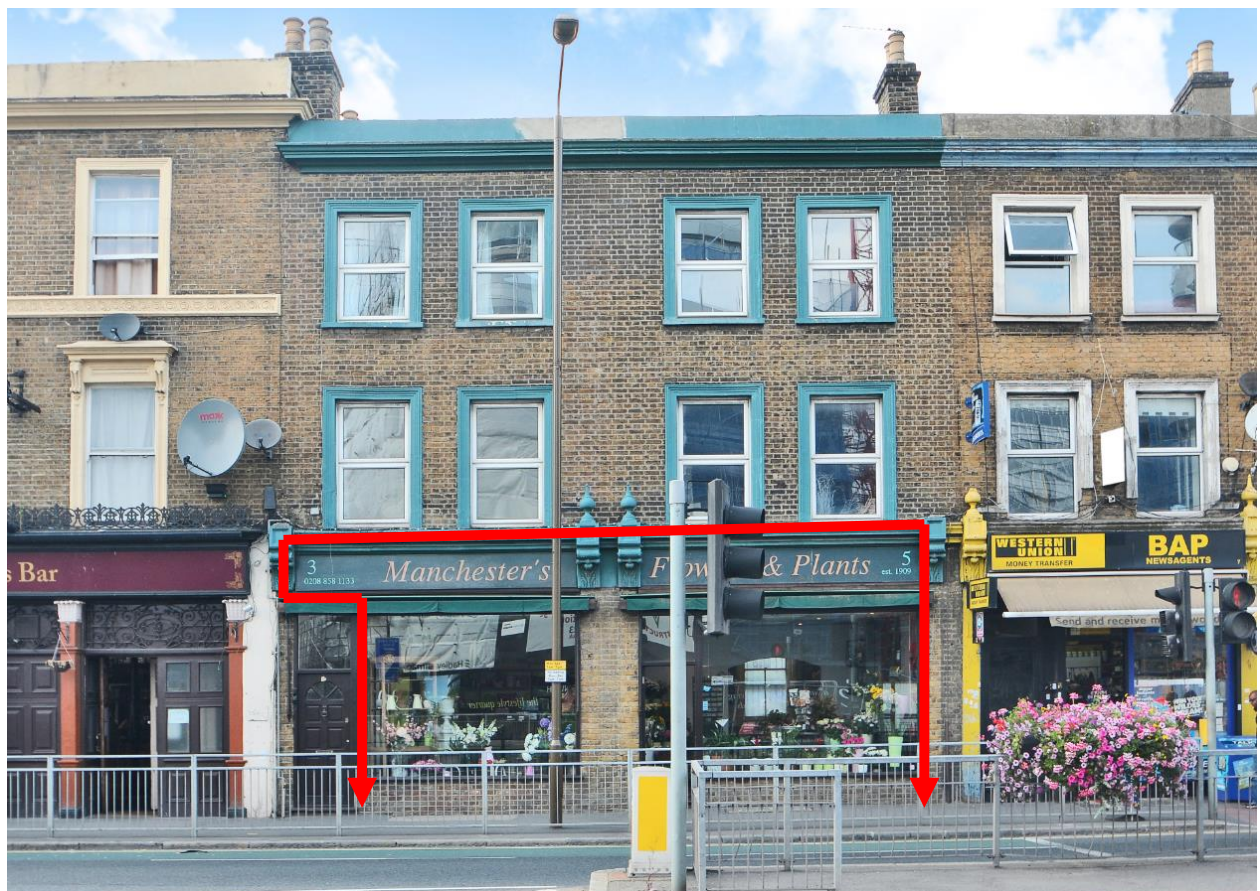


**3-5 Woolwich Road  
London  
SE10 0RA**

**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](http://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
<b>Total:</b>	<b>1,350 sq ft</b>	<b>125.4 sq m</b>

**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**