

TO LET

3-5 WOOLWICH ROAD

LONDON SE10 0RA

GROUND FLOOR
& BASEMENT
RETAIL (A1/A2)



1,350 SQ FT (125.4 SQ M)



9-10 Domingo Street, London EC1Y 0TA

- Chartered Surveyors • Commercial Property Agents
- Property Investment Consultants

Regulated by:



Email: www.goodsircommercial.co.uk. Tel: 0207 566 6455

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 www.greenwichsquare-london.com.

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.

(All measurements are approx on a GIA basis)

Floor:	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

Retail (A1/A2) use class.

SERVICE CHARGE

To be confirmed.

VAT

The premises are not elected for VAT.

BUSINESS RATES

All interested parties are advised to make their own enquiries.

LEGAL COSTS

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

EPC

EPC is available on request.

VIEWING

Viewings directly through the Landlords Sole Agent:



Paul Goodsir: 0207 566 6451
Dominic James: 0207 566 6453

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