

LONDON SE18 – 27 GREENS END WOOLWICH

SHOP / OFFICE TO LET ADJACENT TO PADDY POWER AND OPPOSITE NATWEST



LOCATION

The property is situated in a good secondary location forming part of the redevelopment of the former Woolwich Equitable Building in the centre of Woolwich situated between the two Woolwich Arsenal Stations. The area has benefitted from major Public Realm improvements which has resulted in substantially improved footfall past the property.

Many multiple occupiers are in the vicinity including **Boots, NatWest, Superdrug, Greggs** and **Paddy Power**.

THE PROPERTY

The premises offer the following approximate dimensions and floor area:

Gross Frontage	-	7.3 m	24' 00"
Internal Width (max)	-	7.1 m	23' 03"
Shop Depth	-	7.3 m	24' 01"
Ground Floor Area	-	53.0 m ²	575 sq.ft.

EPC

An EPC is available upon request.

COSTS

Each party is to be responsible for their own legal and surveyors costs incurred in the transaction.

LEASE

The premises are available on a sub-lease expiring in October 2021 to be contracted **outside** the Security of Tenure provision of the Landlord & Tenant Act 1954 at a commencing rent of **£37,500 p.a. excl.** with no rent review.

RATES

We are informed by the Local Rating Authority that the premises have been assessed for rating purposes as follows:-

Rateable Value	-	£10,000
UBR (2019/2020)	-	49.1p

Rates payable may be subject to transitional relief and interested parties are advised to make their own enquiries to the Business Rates Department of Royal Borough of Greenwich – Tel 020 8921 5221

INSPECTION

Viewings can only be carried out with prior notice by contacting:-

Jim Moloney jimmoloney@sprrg.co.uk

Tel: 020 7409 2100



(PEDESTRIANS ONLY MONDAY - WEDNESDAY & FRIDAY - SATURDAY 10.00AM - 4.00PM THURSDAY 10.00AM - 1.00PM SUNDAY 9.00AM - 2.00PM EXCEPT ACCESS)

MARKET AREA
BERESFORD SQUARE
WOOLWICH MARKET

50 metres

Mapping sourced from Ordnance Survey

Experian Goad Plan Created: 10/05/2019
Created By: Smith Price RRG

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Ordnance Survey 100019885

Important notice – all premises are offered subject to contract and availability. These particulars are issued, without responsibility on the part of Smith Price RRG LLP, their employees or their clients and serve only as an introductory guide to the premises. No part of them constitute a part of a contract or a statement or representation upon which any reliance can be placed. Any person with an actual or prospective interest in the premises must satisfy themselves as to any matter concerning the premises by inspection, independent advice or otherwise. Neither Smith Price RRG LLP nor any of their employees or agents have any authority to make or give any representation or warranty as to the premises whether in these particulars or otherwise. All measurements are approximate.