

GREENWICH

54 WOODLANDS PARK ROAD

SE10 9XD

LINAYS

COMMERCIAL

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**TO LET - GROUND FLOOR AND BASEMENT PREMISES
D1 USE (COSMETIC CLINIC) – ALTERNATIVE USES CONSIDERED (STPP)**

Location

The Royal Borough of Greenwich is located on the south bank of the river Thames. Its neighbouring boroughs are Lewisham to the west, Bexley to the east and Bromley to the south. Woodlands Park Road is conveniently located in East Greenwich being only 150m from Maze Hill Station which provides regular services to London Cannon Street, while Cutty Sark Docklands Light Rail Station is also within walking distance. The property is situated in a predominantly residential area and pay and display parking is available at the roadside.



Description

The premises form part of a period building and occupy a prominent corner position fronting both Woodlands Park Road and Frobisher Street. The ground floor is currently arranged to offer an entrance reception area with a partitioned treatment room/office. The basement provides further accommodation with kitchen and WC. The premises would suit a wide range of operators including office and retail, subject to the necessary planning consent.

Accommodation

(With approximate dimensions and floor areas)

Ground Floor:	369sq.ft	34sq.m
Basement Floor	<u>247sq.ft</u>	<u>23sq.m</u>
Total Floor Area (Gross)	616sq.ft	57sq.m

Terms

The premises are available to let on the basis of a new effectively full repairing and insuring lease for a term of years to be agreed at a commencing rent of **£11,000 (Eleven Thousand Pounds)** per annum exclusive, payable quarterly in advance. A rental deposit is to be held by the landlord.

THE PROPERTY MISDESCRIPTIONS ACT 1991
The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order of fit for the purpose. Prospective Purchasers/Lessees are advised to obtain verification from their Solicitor or Surveyor. References to the tenure of this property are based on information supplied by our Clients. The Agent has not had sight of the Title Documents and prospective Purchasers/Lessees are advised to obtain verification from their Solicitor.

These Particulars do not form, nor form any part of, an offer or contract. Neither Linays Commercial nor any of their employees has any authority to make or give further representations or warranties to the property

Rating Assessment

We understand from the Valuation Office Agency (VOA) website that the rates payable on the premises are £2,563.60 (2018/19 assessment). Interested parties are **strongly** advised to check the actual rates liability with the local authority directly.

Prospective tenants may be able to obtain full relief from Business Rates under the small business rate relief government incentive and should contact the Royal Borough of Greenwich Business Rates Department.

Legal Costs

The ingoing tenant is to be responsible for a contribution towards the Landlords legal fees.

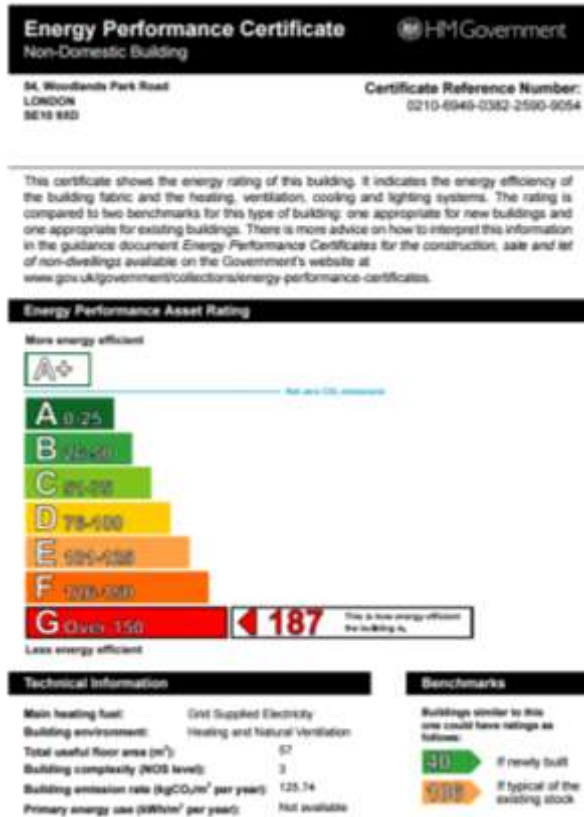
VAT

We have been advised by our clients that VAT will **NOT** be payable upon the rental amount under current legislation.

Planning

The property has most recently been used as a Cosmetic Clinic (D1 Use). We are advised that planning consent was granted under application number 12/1704/F for this use. A copy of the planning consent is available on request. Our clients advise that alternative uses will be considered, subject to the grant of planning permission.

Commercial Energy Performance Certificate



Viewings

Available by prior appointment via Linays Commercial Limited.



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