

# BLACKHEATH

2 STRATHEDEN PARADE, STRATHEDEN RD  
SE3 7SX

# LINAYS

COMMERCIAL

26A STATION SQUARE  
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**TO LET – GROUND FLOOR RETAIL PREMISES – PROMINENT POSITION**

## Location

Blackheath is an attractive and busy South-East London suburb in the London Borough of Greenwich, 1 mile north-east of Lewisham town centre and 7 miles south-east of Central London.

Blackheath mainline rail station and Westcombe Park provide frequent services to London Bridge with a journey time of some 15 minutes.

The property is situated in a prominent position within an established parade close to the junction with Old Dover Road and Vanbrugh Park.

Occupiers close by include The Royal Standard Public House, M&S Food Hall and a number of other local restaurants and traders.



## Description

The property comprises a mid-terrace ground floor retail unit currently arranged to provide front sales area with rear store and WC facilities. The premises benefit from electric security shutter, suspended ceilings and floor coverings (all untested). We believe the premises would be suitable for a wide variety of business including retail and/or financial and professional services.

## Accommodation

(with approximate dimensions and floor areas)

Sales Area:	770 sq.ft	71 sq.m
Storage:	224 sq.ft	20 sq.m
<b>Total Floor Area:</b>	<b>994 sq.ft</b>	<b>92 sq.m</b>
WC		

## Terms

The premises are available to let on the basis of a new full repairing and insuring lease for a term of years to be agreed at a commencing rent of **£22,000 (Twenty Two Thousand Pounds)** per annum exclusive. Rents payable quarterly in advance.

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

Ref: MC/5015

## Rating Assessment

We understand from the Valuation Office Agency (VOA) website that the rates payable on the premises are £10,521.00 (2019/20 assessment)

Interested parties are strongly advised to check the actual rates liability with the local authority directly.

## Legal Costs

Each party to bear their own legal and professional fees.

## VAT

We have been advised by our clients that VAT **will** be payable upon the rental amount.

## Commercial Energy Performance Certificate

### Energy Performance Certificate Non-Domestic Building

The Standard Supermarket  
2 Stratheden Parade  
LONDON  
SE3 7SX

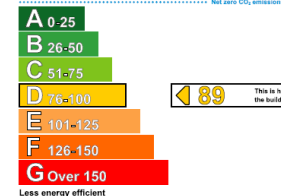
Certificate Reference Number:  
9745-3061-0464-0400-6321

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information in the guidance document *Energy Performance Certificates for the construction, sale and let of non-dwellings* available on the Government's website at [www.gov.uk/government/collections/energy-performance-certificates](http://www.gov.uk/government/collections/energy-performance-certificates).

#### Energy Performance Asset Rating

More energy efficient





#### Technical Information

Main heating fuel: Grid Supplied Electricity  
Building environment: Air Conditioning  
Total useful floor area (m<sup>2</sup>): 87  
Assessment Level: 3  
Building emission rate (kgCO<sub>2</sub>/m<sup>2</sup> per year): 93.59  
Primary energy use (kWh/m<sup>2</sup> per year): Not available

#### Benchmarks

Buildings similar to this one could have ratings as follows:

30	If newly built
88	If typical of the existing stock

## Viewings

Available by prior appointment via Linays Commercial Limited.



Contact:  
Mandeep Cheema

Email:  
mc@linays.co.uk

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