

PLUMSTEAD

240-242 PLUMSTEAD HIGH STREET

LONDON

SE18 1JL

LINAYS

COMMERCIAL

26A STATION SQUARE
PETTS WOOD, ORPINGTON,
KENT. BR5 1NA
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**PROMINENT COMMUNITY USE (CLASS F1(F) / E(F)) PREMISES
GROUND FLOOR & UPPER PARTS | AVAILABLE SEPERATLY OR COMBINED**



Location / Description

Plumstead is a busy suburb within the Royal Borough of Greenwich located approx. 1.5 miles to the east of Woolwich and 2.5 miles west from Abbey Wood. The property occupies a prominent corner position and is situated on Plumstead High Street (A206) at the junction with Rippolson Road. The town is well served


for public transport with Plumstead Railway Station located 0.6 miles away offering frequent rail services to London Mainline stations. The property comprises a detached building set out over basement, ground, first and second floor levels with rear yard areas. The ground floor provides open plan accommodation most recently used as a place of worship. The upper floors area accessed via the rear yard and arranged to offer a mixture of open place and cellular rooms formally occupied as a day nursery.

Accommodation

(with approximate gross floor areas)

Ground Floor & Basement:	4272sq.ft	397sq.m
1 st Floor & 2 nd Floor:	<u>2669sq.ft</u>	<u>248sq.m</u>
Total Floor Area:	6949sq.ft	645sq.m

The property is available as a whole or by way of the ground floor & upper parts separately.

Terms	Planning
<p>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; Ground Floor & Basement = £55,000 (Fifty Five Thousand Pounds) pax. 1st & 2nd Floors = £30,000 (Thirty Thousand Pounds) pax.</p>	<p>The ground and basement floors were previously occupied as a place of worship under Class F1(f) of the Town & Country Planning Use Classes Order 1987, as amended. Planning permission for the use was granted by the local authority under reference 09/1502/F.</p> <p>The upper floors were previously occupied as a day nursery under Class E(f) of the Town & Country Planning Use Classes Order 1987, as amended. Planning permission for the use was granted by the local authority under reference 09/1502/F.</p> <p>Planning consent will be required for any alternative uses and interested parties are advised to make their own enquiries to The Royal Borough of Greenwich.</p>
Rating Assessment	<h2 data-bbox="695 898 873 940">Viewings</h2> <p data-bbox="686 999 1295 1031">Available by prior appointment via sole agents:</p> <div data-bbox="943 1077 1271 1293" style="text-align: center;">  <p data-bbox="1016 1194 1198 1251">26A STATION SQUARE PETTS WOOD, ORPINGTON, KENT. BR5 1NA Fax: 01689 831416</p> <p data-bbox="967 1253 1247 1285">01689 875 511</p> </div> <p data-bbox="686 1339 1195 1409">Contact: Mandeep Cheema mc@linays.co.uk</p>
<p>We understand from the Valuation Office Agency (VOA) website that the rates payable on the premises are; Ground & Basement: £TBC 1st & 2nd Floors: £6,852.76 (2021/22 assessment). Interested parties are strongly advised to check the actual rates liability with the local authority directly.</p>	
VAT	
<p>The property is not currently elected for VAT.</p>	
CEPC	
<p>Awaited.</p>	