

GREENWICH

173 TRAFALGAR ROAD

SE10 9TX

LINAYS

COMMERCIAL

26A STATION SQUARE
PETTS WOOD, ORPINGTON,
KENT. BR5 1NA
Fax: 01689 831416

01689 875 511

**TO LET – NEWLY REFURBISHED RETAIL/OFFICE PREMISES – CLASS E USE
CENTRAL LOCATION – APPROX. 762 SQ FT (70.81 SQ M)**

Location

The property is situated within a busy and prominent position upon Trafalgar Road (A206) benefitting from high levels of passing traffic and footfall.

Maze Hill Railway Station is situated approximately 0.27 km to the south, providing direct and frequent services to central London. Pay and display parking is available upon various nearby side roads. There is a bus stop located approx. 15 metres west of the property, providing frequent services to surrounding areas.

Surrounding occupiers include Tesco Express, Greggs Bakery, Boots, Costa, KFC, Coop, Dominos and numerous independent operators.



Accommodation

(with approximate Gross Internal Areas – GIA)

Ground Floor:	350 sq ft	(32.55 sq m)
Basement	412 sq ft	(38.26 sq m)
Total Floor Area:	762 sq ft	(70.81 sq m)

Description

The property comprises a mid-terrace retail unit set out over ground floor and basement levels.

Such provides open plan sales space, with further sales/office accommodation at basement level, incorporating a newly fitted kitchenette and WC/shower room.

The premises are to be newly refurbished throughout, benefitting a new modern glazed shop front, painted walls and ceilings with spotlighting, vinyl floor coverings and a new internal staircase with glass panelling.

Terms

The premises are available to let on the basis of a full repairing and insuring lease at terms to be agreed, at a rental of **£20,000 per annum exclusive**, payable quarterly in advance.

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	Commercial Energy Performance Certificate
<p>We understand from the Valuation Office Agency (VOA) website that the rates payable on the premises are £4,864 (2020/21 assessment). Interested parties are strongly advised to check the actual rates liability with the local authority directly.</p> <p>Prospective tenants may be able to obtain full relief from Business Rates under the small business rate relief Government incentive and should contact the Business Rates section of Royal Borough of Greenwich.</p>	<p>The property is currently being refurbished and a new Energy Performance Certificate has been commissioned. Full details to be confirmed.</p> <div data-bbox="703 499 1487 856" style="border: 1px solid black; padding: 10px; margin: 10px 0;"> <div style="display: flex; justify-content: space-between; align-items: center;"> <div style="text-align: left;"> <p>Dry Cleaners 173 Trafalgar Road LONDON SE10 9TX</p> </div> <div style="border: 1px solid white; padding: 5px; text-align: center;"> <p>Energy rating</p> <p style="font-size: 2em; font-weight: bold; color: white;">E</p> </div> </div> <div style="display: flex; justify-content: space-around; margin-top: 10px;"> <div style="text-align: center;"> <p>Valid until</p> <p>16 March 2030</p> </div> <div style="text-align: center;"> <p>Certificate number</p> <p>0229-9670-0930-6100-5003</p> </div> </div> </div>
Legal Costs	Viewings
<p>Each party to pay their own legal fees in respect of this transaction.</p>	<p>Available strictly by prior appointment via Sole Agents:</p> <div data-bbox="927 1087 1239 1308" style="border: 1px solid black; padding: 5px; margin: 10px 0; text-align: center;"> <p style="font-size: 1.5em; font-weight: bold; color: white; background-color: #0070C0; padding: 2px;">LINAYS</p> <p style="font-size: 0.8em; color: white; background-color: #0070C0; padding: 2px;">COMMERCIAL</p> <p style="font-size: 0.7em; color: black; padding: 2px;">26A STATION SQUARE PETTS WOOD, ORPINGTON, KENT. BR5 1NA Fax: 01689 831416</p> <p style="font-size: 1.2em; font-weight: bold; background-color: black; color: white; padding: 2px;">01689 875 511</p> </div> <p>Contact: Toby Allitt Mandeep Cheema</p> <p>Email: ta@linays.co.uk mc@linays.co.uk</p>
VAT	
<p>We have been advised by our clients that VAT will not be payable upon the rental amount under current legislation.</p>	