

BLACKHEATH

2 STRATHEDEN PARADE, STRATHEDEN RD
SE3 7SX

LINAYS

COMMERCIAL

26A STATION SQUARE
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TO LET – GROUND FLOOR E-CLASS 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 unit currently arranged to provide front sales area with rear store and WC facilities. The premises benefit from an electric security shutter and modern shop front (all untested). We believe the premises would be suitable for a variety of business including retail and/or financial and professional services also subject to the grant of any required consents restaurant use.



Accommodation

(with approximate dimensions and floor areas)

| | | |
|--------------------------|------------------|------------------|
| Sales Area: | 770 sq.ft | 71 sq.m |
| Storage: | 220 sq.ft | 20.4 sq.m |
| Total Floor Area: | 990 sq.ft | 91.9 sq.m |
| 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 **£25,000 (Twenty Five 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/5353

Rating Assessment

We understand from the Valuation Office Agency (VOA) website that the rates payable on the premises are £10,752.00 (2022/23 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.

Town Planning

The premises are currently the subject of a planning appeal to permit the installation of an extractor system to allow restaurant use. Clients will consider offers subject to the grant of the planning appeal and any other legal or planning consent required.

https://planning.royalgreenwich.gov.uk/online-applications/applicationDetails.do?keyVal= GRNW_DCAPR_109767&activeTab=summary

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.

Energy Performance Asset Rating

More energy efficient

A+

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

89 This is how energy efficient the building is.

Technical Information

Main heating fuel: Grid Supplied Electricity
Building environment: Air Conditioning
Total useful floor area (m²): 87
Assessment Level: 3
Building emission rate (kgCO₂/m² per year): 93.59
Primary energy use (kWh/m² 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.



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commercialproperty@linays.co.uk

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