

WOOLWICH

11 WELLINGTON STREET

LONDON

SE18 6PQ

LINAYS

COMMERCIAL

26A STATION SQUARE
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**FREEHOLD SALE – COMMERCIAL INVESTMENT OPPORTUNITY
FULLY LET – TWO STOREY BUILDING WITH REAR YARD AREAS**



Location / Description

Woolwich is a busy suburb located within the Royal Borough of Greenwich on the south bank of the River Thames, 8 miles east of Central London. The subject property is situated in the heart of the town centre on Wellington Street a prominent and accessible location which easy access to the A205 (South Circular Road).

The property benefits from excellent levels of passing traffic and the local area is undergoing significant regeneration with several developments underway. Woolwich Arsenal Station is located 0.1 miles away providing services to central London, as well as to Kent and East Sussex.

The property comprises a two storey, mid terrace building of traditional brick/block construction set beneath a pitched roof. Externally there is a rear yard/parking area accessed via Love Lane. The current occupier trades as an optician and the ground floor is arranged to provide customer reception area, consulting rooms, ancillary offices and rear workshop. The first floor provides additional ancillary space.

Accommodation

Total Internal Areas: (Gross)		
Ground Floor:	1,339sq.ft	124sq.m
First Floor:	<u>599sq.ft</u>	<u>55sq.m</u>
Total:	1938sq.ft	180sq.m
Yard/Parking		

Ref: MC/5362

Tenancies / Price

11 Wellington Street:

Trading as 'Coton & Hamblin Optometrists'. The entire property is let for a term of 10 years commencing December 2015. The passing rent is £21,000 per annum exclusive.

Price: We are instructed to seek offers in excess of **£500,000 (Five Hundred Thousand Pounds)**, subject to the existing tenancy and contract.

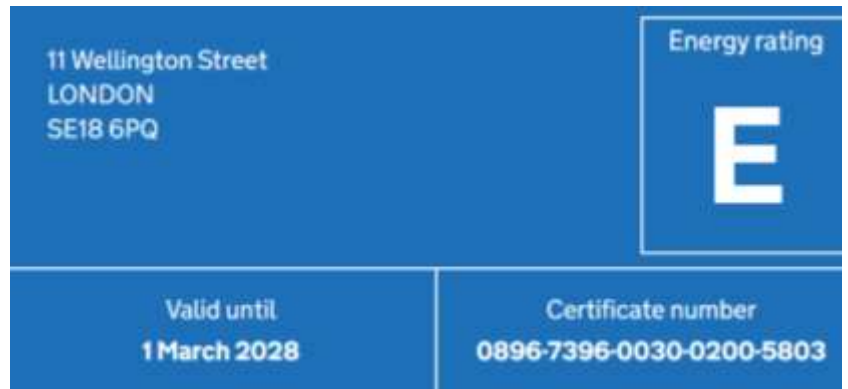
Location Plan



Rating Assessment

We understand from the Valuation Office Agency (VOA) website that the rates payable on the premises are £8,032 (2022/23). Interested parties are **strongly** advised to check the actual rates liability with the local authority directly.

EPC



VAT

We are advised the property is **not** elected for VAT.

Viewings

Available by prior appointment via sole agents Linays;

Contact:
Adrian Tutchings

Email:
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