

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/PARKING**



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 mid terrace period 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:	1,339 sq ft	124 sq m
First Floor:	<u>599 sq ft</u>	<u>55s sq m</u>
Total:	1938 sq ft	180 sq m
Yard/Parking		

Ref: MC/5362

Tenancy/ Price

Lease: The occupier trades as 'Coton & Hanlin'. The entire property is let for a term of five years at a rental of £21,600 pax. The lease is to be granted outside of the security provisions of the Landlord & Tenant Act 1954 (as amended) and will include mutual break clauses (ie both landlord and tenant) operational from the anniversary of the first year of the term and operable upon at least six months prior notice by either party.

Price: Offers in excess of **£550,000 (Five Hundred and fifty Thousand Pounds)**.

Location Plan



Rating Assessment

We understand from the Valuation Office Agency (VOA) website that the rates payable on the premises are £9,980 (2023/24). Interested parties are **strongly** advised to check the actual rates liability with the local authority directly.

EPC

11 Wellington Street
LONDON
SE18 6PQ

Energy rating

E

Valid until
1 March 2028

Certificate number
0896-7396-0030-0200-5803

VAT

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

Viewings

Available by prior appointment via sole agents Linays;

Contact:
Adrian Tutchings

Email:
commercialproperty@linays.co.uk

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/Lesseees 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/Lesseees 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