

GREENWICH

39 WOOLWICH ROAD

SE10 9RA

LINAYS

COMMERCIAL

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

01689 875 511

**TO LET - COMMERCIAL, BUSINESS AND SERVICE USE PREMISES (CLASS E)
GROUND FLOOR LEVEL - MAIN ROAD POSITION - RETURN FRONTAGE**



Location & Description

Greenwich is a busy and popular suburb in southeast London, on the south bank of the River Thames. The subject property is positioned at the western end of Woolwich Road (A206) in a convenient and accessible location close to the junction with Blackwall Lane and Vanburgh Hill. The area is well served for public transport with Maze Hill Railway Station within a 10-minute walk and bus stops terminating directly outside the property servicing the local area. The general character of the area comprises predominantly commercial properties at ground floor level with residential upper parts. The former Greenwich Hospital site opposite has undergone significant redevelopment to provide six/seven storey mixed use blocks where occupiers include Sainsburys Local, NoVo Fitness and Costa Coffee.

The property comprises a period style, end of terrace, three storey building of typical brick construction set beneath pitched roofs with slate tile coverings. Externally, a rear yard area/bin stores can be accessed via Commerell Place. The available accommodation is at ground floor level and has been refurbished throughout following the previous tenant's departure. The current layout provides front retail/sales area with return frontage, kitchenette and 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 **£20,000 (Twenty Thousand Pounds)** per annum exclusive, payable quarterly in advance.

Rating Assessment

We understand from the Valuation Office Agency (VOA) website that the rates payable on the premises are £3892.20 (2024/25 assessment). Prospective tenants may be able to obtain 100% rate relief from Business Rates under the Small Business Rate Relief incentive and should contact the Business Rates department of The London Borough of Greenwich.

VAT

We have been advised by our clients that the property is **not** elected for VAT.

Planning

We understand the property falls under Class E of the Town & Country Planning Use Classes Order as of 1st September 2020 which allows for the premises to be occupied for the purposes of a shop, financial/professional services, café or restaurant (not take-away), light assembly work, clinic, health centre, creche, day nursery, gymnasium/indoor recreation. Consent may be required for any external alterations (e.g. ventilation & extraction). All of the above uses are subject to Landlord's approval.

Accommodation

Approx Net Internal Areas:

	Sq.Ft	Sq.m
<u>Ground Floor Commercial</u>		
Net Internal Area	529	49.2
Total Floor Area:	529 sq.ft	49.2 sq. m

Commercial Energy Performance Certificate

Awaited.

Internal Photo



Viewings

Available by prior appointment with Linays Commercial.

Contact:
Mandeep Cheema

Email:
mc@linays.co.uk