

PLUMSTEAD

231 PLUMSTEAD HIGH STREET
LONDON

SE18 1HF

LINAYS

COMMERCIAL

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

01689 875 511

TO LET - GROUND FLOOR RETAIL/CLASS E USE PREMISES



Location / Description


Plumstead is a busy suburb within the Royal Borough of Greenwich located approx. 1.5 miles to the east of Woolwich and 2.5 miles west from Abbey Wood. The town is well served for public transport with Plumstead Railway Station located 0.6 miles away offering frequent rail services to London Mainline stations. The property occupies a prominent trading position with excellent levels of passing traffic and footfall on Plumstead High Street (A206) close to the junction with Kashgar Road. The available premises are set out over ground floor level. The accommodation provides open plan space and can easily be configured to suit a occupier's requirements.

Accommodation

(with approximate gross floor areas)

Ground Floor:

Sales Area:	711sq.ft	66sq.m
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Terms	Planning
<p>The premises are available to let on the basis of a new effectively full repairing and insuring lease for a term of years to be agreed at a commencing rent of £16,000 (Sixteen Thousand Pounds) per annum exclusive.</p>	<p>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. All of the above uses are subject to Landlord's approval/consent.</p> <p>Planning consent will be required for any external alterations and interested parties are advised to make their own enquiries to The Royal Borough of Greenwich.</p>
Rating Assessment	Viewings
<p>We understand from the Valuation Office Agency (VOA) website that the rates payable on the premises are; £4191.60 per annum (2024/25 assessment). Interested parties are strongly advised to check the actual rates liability with the local authority directly.</p>	<p>Available by prior appointment via sole agents:</p> <div data-bbox="979 1077 1240 1251">  <p>28A STATION SQUARE PETTS WOOD, ORPINGTON, KENT. BR5 1NA Fax: 01689 831416 01689 875 511</p> </div> <p>Contact: Mandeep Cheema mc@linays.co.uk</p>
VAT	
<p>The property is not currently elected for VAT.</p>	
CEPC	
<div data-bbox="134 1524 638 1734"> <div> <p>231, Plumstead High Street LONDON SE18 1HF</p> <div> <p>Energy rating</p> <p>D</p> </div> </div> <div> <p>Valid until</p> <p>Certificate number</p> </div> </div>	