

JOHN PAYNE COMMERCIAL

SALES | LETTINGS | LAND | INVESTMENTS

TO LET

SHOP AND BASEMENT

RETAIL AREA 789 SQ FT

BASEMENT 633 SQ FT



**174 WESTCOMBE HILL,
BLACKHEATH STANDARD, SE3 7DH
RENT £20,000 PAX**

Commercial Property Agents & Surveyors

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These particulars are believed to be correct, but their accuracy is not guaranteed, and they do not constitute an offer or form part of any contract. John Payne Commercial and its employees have no authority to make any representation or give any warranty in relation to this property.

Location:	<p>The premises are located at the Northern end of Westcombe Hill opposite the junction with Charlton Road. The area is anchored by M&S Food Hall and benefits from a wide range of occupiers including National strength covenants such as Barclays Bank, NatWest Bank, Your Move Estate Agents and Ladbrokes Bookmakers.</p> <p>Blackheath Village, Greenwich and Charlton are all within a mile and there are excellent transport links to the area with numerous bus routes passing the premises, Westcombe Park Train Station being within half and mile and the A2 and Shooters Hill Road (A2213) being close by.</p>
Description:	<p>The premises comprise a shop unit with large, useable basement, kitchen and two W.C.'s.</p> <p>The shop benefits from electric roller shutters, A/C and spotlights. The basement, which provides usable open space has good head height and strip lighting.</p> <p>The premises would suit a wide range of uses, subject to any necessary planning permissions required.</p>
Accommodation:	<p>The premises afford the following approximate areas:</p> <p>Retail Area 789 sq ft Kitchen W.C. x 2 Basement 633 sq ft</p>
Business Rates:	<p>Interested parties are advised to make their own enquires to the local Authority, being the Royal Borough of Greenwich.</p>
Terms:	<p>The property is to be let on a new effectively full repairing and insuring lease for a term to be agreed incorporating periodic rent reviews.</p>
Deposit:	<p>A deposit of up to 6 months rent may be required, subject to status.</p>
Reference Fee:	<p>Upon acceptance of offer and prior to documentation being circulated, the incoming tenants will be required to make a non-refundable contribution of £250 + VAT in respect of referencing and credit check.</p>
VAT:	<p>We understand that VAT is not applicable.</p>
Legal Fees:	<p>Each party to bear their own legal costs.</p>
Viewing:	<p>Strictly via appointment through sole agents. John Payne Commercial 020 8852 6125.</p>

BL/EJ/WH174/C00652

Misdescriptions Act 1991

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