

# JOHN PAYNE COMMERCIAL

SALES | LETTINGS | LAND | INVESTMENTS

TO LET ON A NEW LEASE  
**800 SQ FT GROUND FLOOR OFFICE**  
FITTED OUT TO A HIGH SPEC  
WOULD SUIT A1 RETAIL TRADES  
**PROMINENT LOCATION IN BLACKHEATH VILLAGE**



**39 MONTPELIER VALE, BLACKHEATH, SE3 0TJ**

**RENT £37,000 PA EX**

Commercial Property Agents & Surveyors

7 Hare & Billet Road, Blackheath, London SE3 0RB Tel: 020 8852 6125 Email: [Commercial@johnpaynecommercial.com](mailto:Commercial@johnpaynecommercial.com)

[www.johnpaynecommercial.com](http://www.johnpaynecommercial.com)

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.

<b>Location:</b>	<p>The premises are located on the western side of Montpelier Vale, within the centre of the Village, set amongst a vibrant mix of retailers such as Oliver Bonas, Sweaty Betty, The Ivy Cafe and Whistles, in what is known as the “Blackheath Triangle”.</p> <p>Blackheath Village is an affluent commuter hub of South East London, with good transport links. The South Circular, A20 and A2 are all close by and Blackheath railway station is 100 yards away, giving direct access to London Bridge in approximately 12 minutes.</p> <p>The property is in a high-profile position, with an almost constant flow of vehicular traffic passing the shop due to this end of Montpelier Vale being the only way to enter Blackheath by car from its northern end.</p>						
<b>Description:</b>	<p>The premises comprise a retail/office space, being of rectangular shape with a kitchen, male and female W.C.’s and benefits from air conditioning and gas fired central heating. Rear access to fire escape.</p> <p>The premises are currently trading as a solicitor’s office, and as such are well suited to an office occupier but would be eminently suited to a range of A1 retail uses.</p> <p><b>A3 CATERING USES WILL NOT BE PERMITTED</b></p>						
<b>Accommodation:</b>	<p>The premises have the following approximate areas:</p> <table> <tr> <td>Retail Area</td> <td>800 sq ft</td> </tr> <tr> <td>Kitchen</td> <td></td> </tr> <tr> <td>Male and Female W.C.’s</td> <td></td> </tr> </table>	Retail Area	800 sq ft	Kitchen		Male and Female W.C.’s	
Retail Area	800 sq ft						
Kitchen							
Male and Female W.C.’s							
<b>Business Rates:</b>	Interested parties are advised to make their own enquiries to the local authority, being the London Borough of Lewisham.						
<b>Terms:</b>	<p>Available on a new FR&amp;I lease for a period to be agreed.</p> <p>Please note, the existing lease expires in October 2021, but occupation may be achieved prior to that, subject to agreement with existing tenant.</p>						
<b>Deposit:</b>	A deposit of up to 6 months rent may be required, subject to status.						
<b>Reference Fee:</b>	Upon acceptance of an offer and prior to documentation being circulated, the ingoing tenants will be required to make a non-refundable contribution of £250 + VAT in respect of referencing and credit check.						
<b>VAT:</b>	We understand that VAT is not applicable.						
<b>Special Note:</b>	<b>One of the owners of this property is also a Director of John Payne Commercial.</b>						
<b>Legal Fees:</b>	The ingoing tenant is required to contribute towards the landlord’s legal costs capped at £1,500 + VAT.						
<b>Viewing:</b>	<p>Strictly via appointment through sole agents John Payne Commercial 020 8852 6125</p> <p><b>NO CALLERS AT THE PREMISES PLEASE</b></p>						

BL/EJ/MV39/C00702

Misdescriptions Act 1991

Whilst every effort has been made to ensure the accuracy of these particulars they are in no way guaranteed and do not and will not constitute any part of a contract or any other form of agreement. No liability shall attach to John Payne Commercial or its representatives in relation to anything stated or omitted from these particulars. All prospective lessees purchasers are invited to and expected to inspect the property to check the accuracy of these particulars and to seek appropriate advice from their surveyor and/or solicitor

# 39 Montpelier Vale, Blackheath

Approximate Gross Internal Area

922 sq ft - 86 sq m

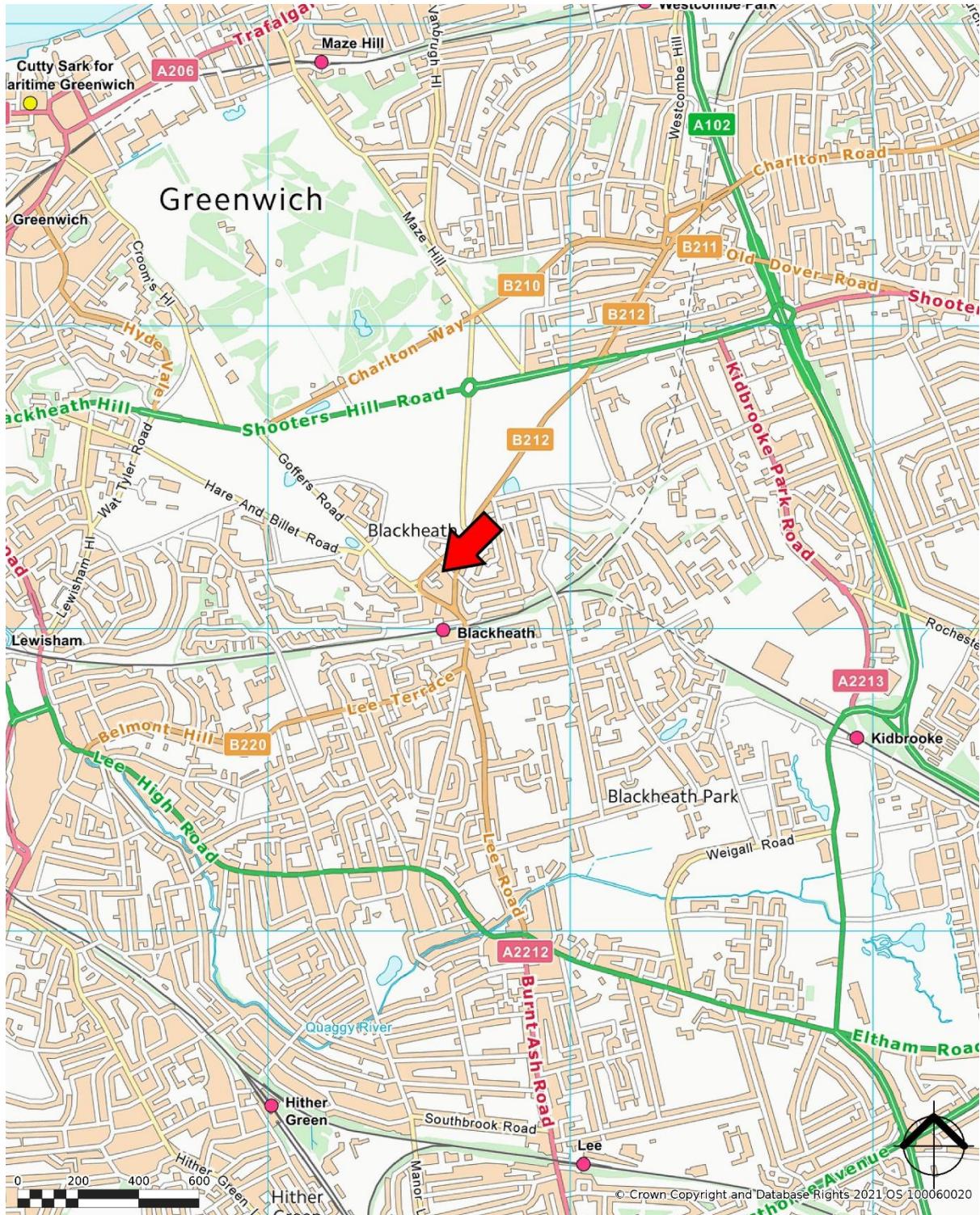


Not to Scale. Produced by The Plan Portal 2021  
**For Illustrative Purposes Only.**

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