

PROMINENT SHOP TO LET SUBJECT TO VACANT POSSESSION

GREENWICH 208 TRAFALGAR ROAD



Description

The premises are situated in a prominent corner location on Trafalgar Road. Retailers in the locality include **Iceland**, **Boots** and **Co-op Food**.

Please refer to the attached copy of the street traders plan for further detail.

Accommodation

The premises are arranged over ground floor only, comprising the following areas and dimensions:

Ground Floor Area	1,128 sq. ft. (104.79 sq. m)
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Lease

The entire premises are to be let on a full repairing and insuring lease for a term of 10 years with upward only rent review at the 5th year.

Rent

£40,000

per annum exclusive.

Business Rates

We have been informed by the Valuation Office Agency of the following rating information:

Rateable Value	£22,750
UBR (20/21)	0.499p

All parties are to be advised to make their own enquires to the relevant authority.

EPC

The property has an EPC rating of C 60. A full report is available upon request.

Legal Costs

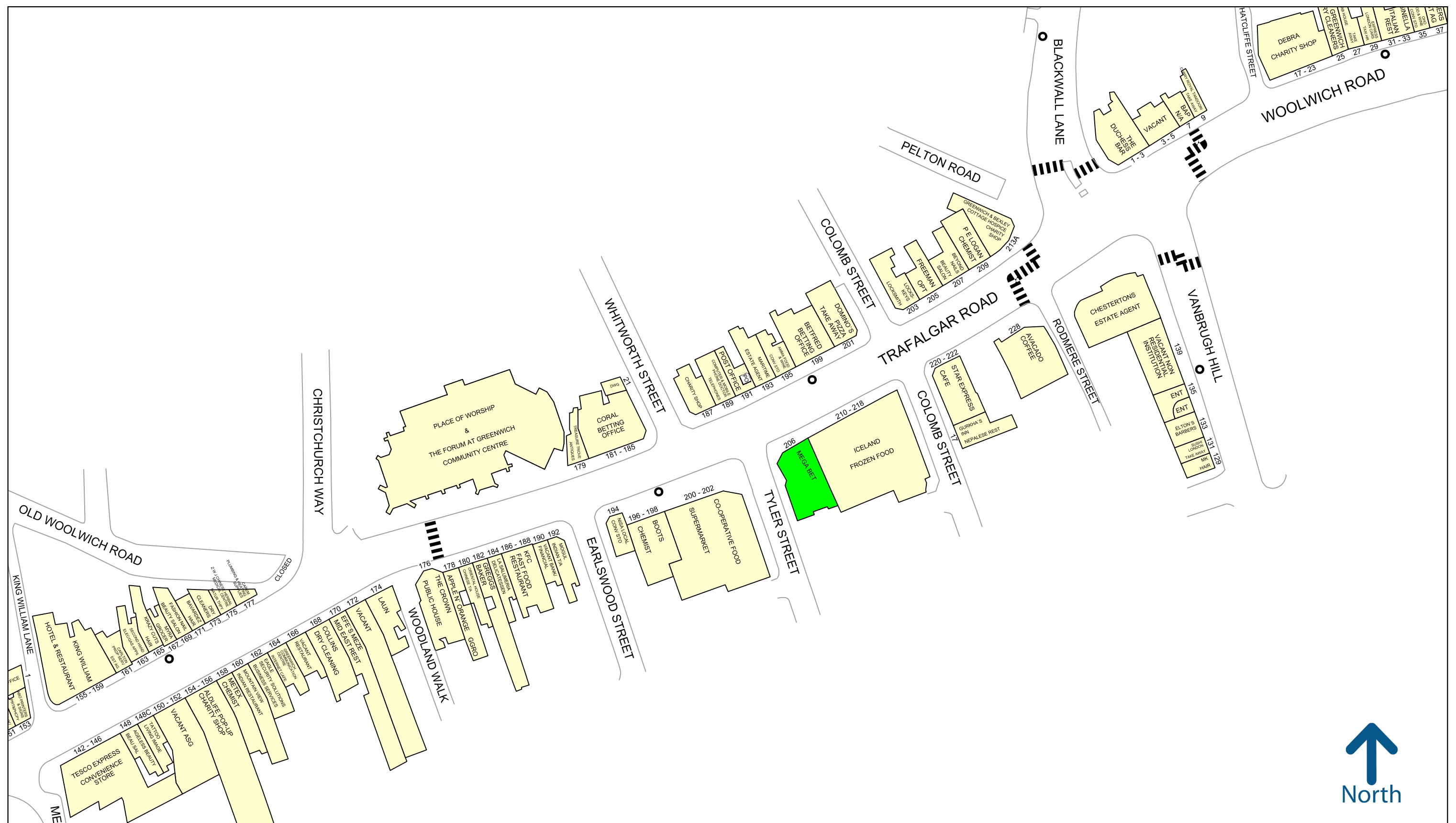
Each party to be responsible for their own legal costs incurred in this transaction.

Viewing

Strictly via appointment through sole agents, **Green & Partners**, contacting:

Adam Bindman 020 7659 4822
adam.bindman@greenpartners.co.uk

Subject to Contract



50 metres

Experian Goad Plan Created: 21/06/2019
Created By: Green and Partners

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