

CLASS E OPPORTUNITY

BLACKHEATH

13/15 STRATHEDEN PARADE

Description

The subject property is located in the Royal Borough of Greenwich. The property is situated approximately 0.8 miles north of the affluent town of Blackheath on Stratheden Parade. Stratheden Parade is 0.7 miles south of Westcombe Park Station and 0.8 miles north of Blackheath Station which both connect to London Bridge and Cannon Street Stations.

The property is situated fronting Old Dover Road on Stratheden Parade. This is a small retail pitch which is spread out around a busy junction and Batley Park (a small green). Nearby occupiers include **M&S**, **Barclays**, **Post Office** and **Ladbrokes** which the majority of the retail pitch being made up of independent occupiers.

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

Accommodation

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

Ground Floor 2,820 sq. ft. (261.98 sq. m)

Lease

The existing unit is held on two separate leases, available on either an assignment or subleases.

Unit 13: expiring 23 June 2025.

Unit 14/15: expiring 9 June 2025.

Rent

Unit 13: £22,500 per annum exclusive.

Unit 14/15: £38,000 per annum exclusive.

Service Charge

The current service charge for the current financial year is £3,103.72 per annum.



Business Rates

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

Rateable Value	£46,000
UBR (23/24)	0.499p

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

EPC

The property has an EPC rating of E. A full Energy Performance Certificate 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:

Freddie King **07545 386694**
freddie.king@greenpartners.co.uk

Mike Willoughby **07810 480291**
mike.willoughby@greenpartners.co.uk

In partnership with:



Subject to Contract



Go West

Standard DIY

Hindwoods

Coton & Hamblin
Optometrists

Blackheath
Complementary Health...

Batley Park

Broadbridge Cl

Barclays Bank

B210

Clare-UK

British Red Cross shop

Greenwich -
Vanbrugh Park

The Royal Standard

Sun Ya

Post Office

M&S Blackheath
Simply Food

NatWest Bank

Royal Grill Cafe

Blackheath Lib

B-Brown

Lloyds Pharmacy

Heathway

B212

B210

B210

B210

B212

B210

B210

B210

B210