

'D1' PREMISES TO LET



- FLOOR AREA APPROX 600 SQUARE FEET
- HIGHLY PROMINENT & BUSY TRADING POSITION
- INCLUDES A REAR YARD & GARAGE
- SUIT A MEDICAL, EDUCATIONAL OR OFFICE USE

EPC: E - 121

**317 PLUMSTEAD HIGH STREET
PLUMSTEAD, SE18 1JX**

NEW LETTING

RENT £15,500 pa

**HUMMERSTONE & HAWKINS
0208 303 1061**

LOCATION:

Plumstead is a district of South East London located in the London Borough of Greenwich. It is located some 2 miles east of Woolwich, approx. 3.5 miles north-west of Bexleyheath and around 2 miles north of Welling.

The subject building is located towards the eastern end of Plumstead High Street at the busy roundabout linking with Wickham Lane with the immediate surrounding area a mix of both commercial and residential properties. Plumstead High Street is a busy road carrying high volumes of traffic throughout the day and evening and with good signage this property would be clearly visible to traffic travelling in both directions as well as vehicles approaching from Wickham Lane.

DESCRIPTION:

A ground floor lock up premises which has been owned by our client for around 17 years, operating under a 'D1' use as The Plumstead Osteopath Clinic. The reason that the property is becoming vacant is that our client has found that he is now spending the majority of his time treating patients at other premises outside of the immediate area.

A glazed frontage protected by a motor fitted shutter installed in early 2017, leads in to a reception area and a ground floor that is currently divided to provide an inner hallway, three treatment rooms, a walk-in storage cup, a kitchen area and a disabled toilet.

The ground floor is approximately 600 square feet and with the front of the premises being divided by demountable walls, if needed, and subject to landlord's consent, this area could be re-configured to suit personal requirements.

The property includes a rear yard and a garage (376 square feet) which could be used a possible further office space (subject to approval) or storage for the business. Access is via a rear unmade service road.

On the upper floors and above the premises is a residential flat that isn't included in this letting.

TENURE:

The premises are available on a new fully repairing and insuring lease at a commencing rental of £15,500 per annum, exclusive of rates.

RATES:

We understand that the rateable value is £7,000 per annum. Interested parties are advised to make their own enquiries with the relevant council.

LEGAL FEES:

Each party are to be responsible for their own legal costs.

VIEWING ARRANGEMENTS:

No direct approach may be made to the property / business. For an appointment to view, please contact the agent.

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