

HUMMERSTONE & HAWKINS

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RETAIL PREMISES IN ABBEY WOOD TO LET



**‘E’ USER CLASS PREMISES
TO LET**

1 Wilton Road

**TOTAL FLOOR AREA OF
APPROX 310sq ft**

Abbey Wood

**HIGHLY PROMINENT
TRADING POSITION**

SE2 9RH

**POPULAR LOCATION CLOSE
TO ABBEY WOOD STATION**

Tenure: TO LET

**NEARBY FREE KERBSIDE
PARKING AVAILABLE**

Rental: £13,000pa

**AVAILABLE ON A NEW
LEASE, TERMS NEGOTIABLE**

Hummerstone & Hawkins
Tel: 0208 303 1061

LOCATION:

The proposed cross rail is helping to transform Abbey Wood, as the prospect of significantly better transport links has over the past two years attracted new businesses and much investment into the area and continues to do so. A Sainsburys supermarket has opened and planning permission has been approved for many new homes and a public square close to the station.

The subject property is located on the edge of the Abbey Wood shopping area and forms part of a small parade which includes Your Move and Abbey Wood café.

DESCRIPTION:

A ground floor lock up premises within a two-storey end of terrace with residential accommodation arranged over the first floor. A glazed frontage incorporating a single entrance door leads into a rectangular area with a width of 8.760sq m and a depth of 3.267sq m. To the left-hand side as you enter the premises is a tea making area and a door to a side yard where there is an outside toilet.

The premises appears to be in good decorative condition and would suit a multitude of E class uses.

TENURE:

The premises is available by the way of a new lease, terms of which are negotiable, at a commencing rental of £13,000pa.

EPC:

The premises has an EPC rating of D- 87.

RATES:**LEGAL FEES:**

Each party are to be responsible for their own legal costs

VIEWING ARRANGEMENTS:

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

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