

# HUMMERSTONE & HAWKINS

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## RETAIL PREMISES IN NUXLEY VILLAGE TO LET



TOTAL FLOOR AREA OF  
APPROX. 43.6sq m / 470sq ft

FORMS PART OF AN  
ESTABLISHED PARADE

FREE KERBSIDE PARKING  
ALONG ALBERT ROAD

GOOD LEVELS OF PASSING  
TRADE

'E' USER CLASS

AVAILABLE ON NEW LEASE  
TERMS

**14 ALBERT ROAD**

**BELVEDERE**

**DA17 5LJ**

**Tenure: TO LET**

**Rental: £10,000pa**

Hummerstone & Hawkins  
Tel: 0208 303 1061

**LOCATION:**

The subject property forms part of a busy shopping parade onto Albert Road, which carries traffic from Nuxley Road through to the Woolwich Road (A206). Within the immediate vicinity there are a number of mainly independent and specialist retailers along with Belvedere Medical Centre and a Sainsbury Local.

The premises are well placed and benefits from a good level of passing trade.

For customers, there are on street parking bays along Albert Road, parking in nearby side roads as well as a local 'pay & display' car park.

**DESCRIPTION:**

A ground floor lock up shop forming part of an established parade and which has recently been trading as Serenity Home & Garden and prior to that a barbers. Other businesses within the parade include a convenience store, a beauty salon, fish & chip takeaway, a pie & mash shop, a sandwich bar and a barbers.

A glazed frontage with a single entrance door and secured by a motor shutter leads into the main retail floor area of approximately 325 square feet. Behind is a storeroom of around 145 square feet. A door then leads through to a timber lean-to of 105 square feet including a staff toilet.

**TENURE:**

The premises are available by way of a new full repairing and insuring lease for a minimum term of 5 years.

The commencing rental will be £10,000 per annum.

A minimum rental deposit of 3 months, subject to status

**EPC:**

The premises has an EPC rating of 'C'

**RATES:**

We understand from the rating website that the rateable value is £6,500 per annum. Interested parties are advised to make their own enquiries with the relevant council as to obtaining small business rates relief.

**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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These particulars are issued on the distinct understanding that all negotiations shall be conducted through Hummerstone & Hawkins, to whom the result of inspection should be communicated. Whilst every care is taken in their preparation, these particulars are in no way guaranteed to be correct and no tract. Responsibility cannot be accepted for inconvenience or loss viewing however caused, but appointments to view can be arranged by request.