

## TO LET



**Double fronted 'E' class premises available to let.**

**Main retail area being refurbished / Offered in a shell condition.**

**Total floor area of approximately 58.54sq m / 612sq ft.**

**Located on a busy shopping street / Kerbside parking directly outside.**

**Immediate area surrounding predominately independent retailers.**

**Premises are available on new lease terms.**

**40 – 42 HERBERT ROAD**

**PLUMSTEAD**

**SE18 3SH**

Tenure: **TO LET**

Rental: **£18,000 per annum.**

Hummerstone & Hawkins  
Tel: 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 property is situated in an established retail area and is in the vicinity of many other shops which apart from a Co-op convenience store, and Corals bookmakers are predominately independent and specialist retailers. Herbert Road which is located just off Plumstead Common Road is a busy local shopping street with the area surrounding predominately comprising a variety of residential flats and houses

**DESCRIPTION:**

The property is that of a double fronted ground floor lock up premises which previously traded as a national bookmaker. Following the premises becoming vacant the property was acquired by our client who is currently undertaking in refurbishing the building including the retail premises. The shop is to be offered in an open plan shell condition and therefore will suit a number of retail and office uses.

A modern frontage secured by an electric shutter leads into an open plan area of approximately 58.54sq m / 612sq ft. The premises includes a tea making area and a toilet.

**APPROXIMATE MEASUREMENTS:**

Width 8.404m / 27ft 7"

Depth 6.966m / 22ft 10"

**TENURE:**

The premises are available by way of a new FR&I lease for a minimum term of 5 years and at a commencing rental of £18,000 per annum, exclusive of rates.

**EPC:**

The premises has an EPC rating of

40-42 Herbert Road LONDON SE18 3SH		Energy rating <b>C</b>
Valid until <b>30 January 2030</b>	Certificate number <b>0290-8241-0390-9340-5084</b>	

**RATES:**

We understand that rates payable would be the responsibility of the landlords.

**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.**

Hummerstone & Hawkins T: 0208 303 1061

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.