

PLUMSTEAD HIGH STREET SHOP TO LET



'E' User class premises to let on Plumstead High Street.

Ground floor C. 336sq ft.
Basement area C. 270sq ft.

Busy trading position situated at junction with Lakedale Road.

Premises includes a kitchen of C. 60 sq. ft plus a toilet at the rear.

The unit appears ideal for a variety of 'E' class uses.

Electric wall heaters / laminated flooring / electric shutters.

111 Plumstead High Street

Plumstead

SE18 1SE

Tenure: TO LET

Rental: £22,000 per annum

Hummerstone & Hawkins
Tel: 0208 303 1061

LOCATION:

Plumstead is an area of Southeast London within the Royal Borough of Greenwich. The town neighbours nearby Woolwich.

111 Plumstead High Street, enjoys a prominent trading position fronting onto the busy High Street at the junction with Lakedale Road.

Plumstead High Street is a very busy local thoroughfare, with a high volume of traffic passing throughout the day and buses frequently pass the door. From the town centre there is good access to major road links and the nearby Plumstead train station offers a frequent service into London with a journey time of between 32 and 42 minutes.

DESCRIPTION:

A ground floor (plus basement) premises within a 3-storey mid terraced building which has now become available to let again after previously trading as a hairdressers / beauty salon. A glazed frontage incorporating a single entrance door, secured by an electric shutter, lead into an open plan rectangular shaped sales area. In the left hand rear corner is a doorway which gives access to a rear room plus where there are stairs leading down to the basement. Off the rear room at ground floor level is a door to a kitchen which connects to a rear lobby and toilet. The basement has laminated flooring and has before been used as part of the business.

APPROXIMATE MEASUREMENTS:

Internal frontage: 2.893m / 9.49ft.
Main retail area: 22.054sq. m / 237sq. ft.
Rear room: 9.126sq. m / 98sq. ft.
Basement: 25.069sq. m / 270sq. ft.
Kitchen: 5.339sq. m / 57sq. ft.

Total: 61.588sq. m / 662sq. ft.

TENURE:

The premises are being offered by way of a new full repairing and insuring lease, the term of which is to be agreed with the landlord. The commencing rental is £22,000 per annum.

A rental deposit will be required subject to status.

EPC:

The premises has an EPC rating of E

RATES:

We understand from the VOA website that the premises has a rateable value of £7,800 per annum, and therefore should qualify for small business rate relief. We advise interested parties to make seek their confirmation with Greenwich 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. For an appointment to view, please contact the agent. Hummerstone & Hawkins Tel: 0208 303 1061

Please note that property particulars are prepared as a general guide to the property for the convenience of a prospective purchaser or tenant and are intended for people who are familiar with commercial transactions. If you are not sure that you fit this description you should take the relevant independent advice before proceeding further. Whilst every care is taken in their preparation, these particulars are in no way guaranteed to be correct and are made without responsibility on the part of Hummerstone & Hawkins Ltd or the client. They do not obviate the need to make appropriate searches, enquiries and inspections. Statements herein are not to be relied upon as statements or representations of fact; any acquirer must satisfy themselves as to the correctness and any error, omission or mis-description therein shall not affect or annul the sale or be grounds for rescission or compensation. Hummerstone & Hawkins Ltd have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Measurements are approximate and should be verified by an acquirer.



MAIN RETAIL AREA



BASEMENT

