

# HUMMERSTONE & HAWKINS

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## MODERN E CLASS PREMISES IN DEPTFORD TO LET



Lock up 'E' class premises within a new build development.

Available by the way of a virtual freehold / 250 year lease.

Total floor area of approximately 500sq ft.

Forms part of a new build mixed used property.

Short walk of local train station with direct link to Central London

Ideal for an investor or owner operator.

Unit 1, Moulding Lane

Deptford

SE14 6BG

Tenure: Long Leasehold

Rental: £250,000

Hummerstone & Hawkins  
Tel: 0208 303 1061

**LOCATION:**

This commercial premises is situated in a new build development. With New Cross, Deptford and Deptford Bridge DLR all within 0.5 miles away the location would suit a variety of people from different areas. With the property being located at the bottom of a development of 500+ apartments the subject property will feature from high levels of passing trade. The property also is situated around 1 mile from the A20 which has direct links into Central London and also goes down to the M25 and Dartford Crossing.

**DESCRIPTION:**

A fully glazed frontage which wraps round the corner making two full glass windows incorporating a single entrance door. A front main sales area which is currently trading as a coffee shop is well presented internally measuring around 350sq ft. To the rear is a door which leads through to a kitchen and counter of around 150sq ft which is fully equipped with the latest kitchen equipment. The property forms part of a brand new development in Deptford and the area around the premises is maintained in very good order.

**TENURE:**

The property is available on a long leasehold which has been held since 1<sup>st</sup> January 2016 for 250 years.

Service charge is to be confirmed by our client in due course.

**EPC:**

Unit 1 Fusion Apartments Moulding Lane LONDON SE14 6BG		Energy rating <b>B</b>
Valid until 26 January 2030	Certificate number 0825-2691-2930-4000-8003	

**RATES:**

We believe the property would benefit from small business rate relief but we recommend all interested parties to make their own enquiries with the relevant council.

**LEGAL FEES:**

Each party are to be responsible for their own legal costs

Vendor's solicitor to take £1,000 undertaking upon agreement of terms which is to be returned upon completion.

**VIEWING ARRANGEMENTS:**

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

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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.

