

'E' CLASS PREMISES IN ABBEY WOOD AVAILABLE TO LET



'E' class premises in Abbey Wood available to let.

Total floor area of 53.38sq m / 575.23sq ft.

Well located next to Abbey Wood Station and new crossrail line.

Well presented internally with new electrics throughout.

Ample roadside parking around the property.

Available on a new lease, terms negotiable.

20 Wilton Road

Abbey Wood

SE2 9RH

Tenure: TO LET

Rental: £17,000pa

Hummerstone & Hawkins
Tel: 0208 303 1061

LOCATION:

The subject premises is located within the Abbey Wood shopping area which contains many independent specialist retailers and national retailers such as Greggs, Paddy Power and Post Office.

Just next to the property is Abbey Wood station which contains the crossrail which has transformed Abbey Wood with the significantly better transport links and has attracted more new businesses and much investment into the area.

DESCRIPTION:

A glazed frontage secured by a new electric roller shutter incorporating a single entrance door which leads into a main retail area of 35.53sq m / 383.71sq ft, at the rear is a small partition which leads into a back area containing a small new kitchen and toilet measuring at approximately 19.35sq m / 208.28sq ft.

There is a sizeable front forecourt space for advertising / use for business.

The property benefits from new electrics throughout and recent damp work with guarantee. The property is very well presented internally.

TERMS:

The premises are available by way of a new FR&I lease upon terms to be agreed, A minimum rental deposit of 3 months will be required.

EPC:

An EPC has been commissioned to be carried out.

RATES:

We understand from the VOA (Valuation Office Agency) website that the premises has a rateable value of £6,600 per annum. We would still advise all interested parties to make their own relevant enquiries with council and to confirm the actual rates payable.

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](tel:02083031061)

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.

