

## RETAIL UNIT IN PLUMSTEAD TO LET



MODERN UNIT IN A SHOPPING MALL OF 6 UNITS TO LET.

FLOOR AREA OF 269SQ FT WITH GLAZED FRONTAGE

UNIT IS AVAILABLE FOR IMMEDIATE OCCUPATION

REMAINING 5 UNITS ALL LET OUT.

IN THE HEART OF PLUMSTEAD HIGH STREET.

AVAILABLE ON FLEXIBLE LEASE TERMS

**106 PLUMSTEAD HIGH ST**

**PLUMSTEAD**

**SE18 1DU**

Tenure: **TO LET**

Rental: **£10,000 + vat pa**

**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.

106 Plumstead High Street, fronts onto the busy High Street near to the junction with Lakedale Road and White Hart 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.

**THE PROPERTY:**

This modern retail unit is situated on the ground floor of a 3 storey building forming part of a small shopping mall of 6 units. Access to the mall is directly from the High Street. The ground floor units all share a communal kitchen and toilets. Other businesses within the mall include an Asian snack shop, a print scanning business and a beautician.

Unit G-02 is 269sq. ft.

**TENURE:**

The premises are available by way of a new lease for commencing rental of £9,500 + vat per annum - Unit G-02 exclusive of rates.

**SERVICE CHARGE:**

We understand there is a service charge of 13% of one year's rental which covers the cleaning of communal areas, waste management and water.

**EPC:**

106 Plumstead High Street LONDON SE18 1SJ		Energy rating <b>C</b>
Valid until <b>10 July 2030</b>	Certificate number <b>0880-0830-6942-0703-4006</b>	

**RATES:**

We understand the units qualify for small business rate relief, but we advise all interested parties to make their own enquiries and confirm this with Bexley Council.

**LEGAL FEES:**

If applicable, 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](mailto:hummerstone@hummerstone.co.uk)**

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.

