

HUMMERSTONE & HAWKINS

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E CLASS PREMISES TO LET



Former desert shop on Plumstead High Street available to let.

Main sales area of 29.754sq m. / 320sq ft.

Rear store 8.340m / 27sq ft. & tea making area 5.853m / 20sq ft.

Glazed frontage with shutter / tiled flooring / inset spotlights.

Main road position / high volume passing trade.

Available on new lease terms at a commencing rental of £15,000pa.

246 Plumstead High Street

Plumstead

SE18 1JN

Tenure: TO LET

Asking Rent: £15,000pa

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.

246 Plumstead High Street, enjoys a prominent trading position fronting onto the busy High Street (A206) between Purrett Road and Rippolson 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 lock up E class premises within a 2 storey mid terraced building. A glazed frontage incorporating a single entrance door secured with a motor shutter leads into an open plan retail area. At the rear a door leads through to a small store area which has a door leading to a toilet plus a door to a tea making area.

APPROXIMATE MEASUREMENTS:

Main retail area: 29.754sq m / 320sq ft.

Rear store: 8.340sq m / 27sq ft.

Tea making are: 5.853sq m / 20sq ft.

TERMS:

The premises are available by way of a new FR&I lease upon terms to be agreed.

The commencing rental is £15,000 per annum.

A minimum rental deposit of 3 months will be required.

EPC:

The premises has an EPC rating of D.

RATES:

We understand from the VOA (Valuation Office Agency) website that the premises has a rateable value of £10,750 per annum and will therefore qualify for small business rate relief. We would still advise all interested parties to make their own relevant enquiries with the relevant council and to confirm the actual rates payable.

PLANNING:

The property is currently used as a desert café.

We understand that the premises falls within the E User Class and therefore it is considered that it can be used for a variety of businesses that fall under this class including retail, office, medical etc. We would recommend and it is the responsibility of any interested party to satisfy themselves that the intended use of the property complies with the relevant planning permissions and building regulations.

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](http://www.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.

