

TO LET

SPLIT LEVEL RETAIL UNIT WITH CONSENT FOR
TAKEAWAY AND CLASS E USES 74.78 sq. m (805 sq. ft)

SNELLER COMMERCIAL

CHARTERED SURVEYORS

17D HERBERT ROAD, PLUMSTEAD, LONDON SE18 3TB



Sneller Commercial
Bridge House
74 Broad Street
Teddington
TW11 8QT

www.snellers.com

020 8977 2204

- **GROUND & FIRST FLOOR UNIT**
- **HIGHLY VISIBLE POSITION**
- **PROMINENT GLAZED FRONTAGE**
- **VACANT POSSESSION**
- **TO LET ON TERMS TO BE AGREED**

These particulars are intended to give a fair description but their accuracy is not guaranteed and they do not constitute an offer or a contract. All statements contained in these particulars are made without responsibility on our part or on the part of the vendor and any intending tenant or purchaser must satisfy themselves as to

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LOCATION

Plumstead is a hilly suburb known for its sprawling green spaces, notably Plumstead Common, with walking paths, tennis courts, and the wooded Slade Ravine.

Herbert Road runs between Nightingale Place and Woolwich Common. The property forms part of a retail parade that serves the local area. Leisure facilities can be found on Barrick Field and Plumstead Common.

The property benefits from its close proximity to Elizabeth Hospital. Occupiers close by include Post Office, Co-Op Supermarket, amongst a number of restaurants/ takeaway, barber and beauty salon.

DESCRIPTION

The property comprises a commercial unit split over ground and first floors. The premises were previously used as a fast food restaurant with some installations remaining including kitchen area air extraction and ventilation (NOT tested). Manually operated roller shutter doors are installed to the shopfront.

USE

The property has consent for E Class uses including restaurant, café, retail, and clinic. Other uses may be considered subject to Landlord's consent and planning consent.

ACCOMMODATION

The property has the following approximate net internal floor areas:-

Ground Floor - 40.76 sq. m (438.74 sq. ft)
First Floor - 34.02 sq. m (366.19 sq. ft)

TOTAL— 4.78 sq. m (804.93 sq. ft)

TENURE

A new Lease can be granted on terms to be agreed.

RENT

£19,500 per annum. The property is not currently elected for VAT.

BUSINESS RATES

Rateable Value 2017 £9,300.

Rateable Value 2023 £9,700.

Please refer to London Borough of Greenwich for confirmation.

ENERGY PERFORMANCE RATING

Energy Rating: TBC

A copy of the certificate is available upon request.

VIEWING

Strictly by appointment through Sole Agents.

Antony Rapley
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*** SALES * LETTINGS * PROPERTY MANAGEMENT * RENT REVIEWS * LEASE RENEWALS * ACQUISITIONS * BUILDING SURVEYS * PROPERTY INVESTMENTS**

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