

James ashley commercial
property consultants

179 Trafalgar Road | Greenwich | London | SE10 9EQ

SHOP WITH BASEMENT TO LET

179 Trafalgar Road | Greenwich | London | SE10 9EQ | SHOP WITH BASEMENT

- ground floor & basement
- 43.20 m^2 (465 ft^2) approx.
- 'e' use class
- new lease available
- rent: £25,000 per annum
- alternative uses considered - s.t.p.

DESCRIPTION

End-of-terrace shop/restaurant, currently arranged as an open-plan seating area to the front, rear kitchen, basement storage, and external WC. There is also a small patio area to the rear with side access.

We understand that the premises have an 'E' Use Class which includes; retail, restaurant, leisure, medical and office. Alternative uses will be considered, subject to planning.

LOCATION

Situated in a prime position on Trafalgar Road (A206), between Christchurch Way and Whitworth Street in Greenwich.

Neighbouring occupiers include; KFC, Tesco, Iceland, Domino's, Betfred, Co-Op, Boots, Londis, Coral, The Forum and Mail Boxes Etc, together with a good mix of other independent and local traders.

Maize Hill mainline railway station is within walking distance, providing services to London Cannon Street, Dartford, Bexleyheath (via Woolwich), West Hampstead and Kentish Town. There are also various buses serving the area located on Trafalgar Road.

ACCOMMODATION

Ground floor	35.30 m^2	380 ft^2	
Basement	7.90 m^2	85 ft^2	
TOTAL	**43.20 m^2**	**465 ft^2**	**N.I.A.**

TENURE

A new Full Repairing and Insuring lease is being offered, on terms to be agreed.

BUSINESS RATES

We understand that the current rateable value is £7,100. Contact Greenwich Council on 020 8921 5221 to confirm what amount might be payable.

VIEWING

By prior appointment by contacting the landlords sole letting agents:

James Stefanopoulos or **Ashley Brudenell**





james ashley commercial
property consultants

info@james-ashley.co.uk
020 7127 8781
james-ashley.co.uk

James Ashley and any joint agents give notice that; 1). They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon. 2). Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and James Ashley have not tested any services, equipment or facilities. Interested parties must satisfy themselves by inspection or otherwise.