

Ground Floor Retail Shop - London Road SW16- Rent £18,000 per annum exclusive – Premium negotiable



Location

The property is situated; being mid terrace building. The location is serviced by a number of bus routes and Property is surrounded by various retails shops, pubs, restaurant and other retail businesses.

Description

GPC are pleased to offer this Lease Assignment (around 14 years unexpired) on excellent investment opportunity. The property is comprised of a ground floor shop with double frontage.

Lease

The property is available by way of lease assignment.

Rent

Rental **£18,000 per annum exclusive.**

Premium

Negotiable

Use Class Order

We understand the premises benefits from A3 use. All ingoing occupiers must make their own enquiries to ensure that their proposed use is permitted.

Accommodation

The property has the following approximate areas

| | |
|--------------|--|
| Retail Area: | 45.8m ² / 493ft ² .Approx. |
| Total: | 45.8m ² / 493ft ² .Approx. |

VAT

We are advised by client that rent will not be subject to VAT.

EPC

This property Energy rating is “C”
 A full report is available on request.

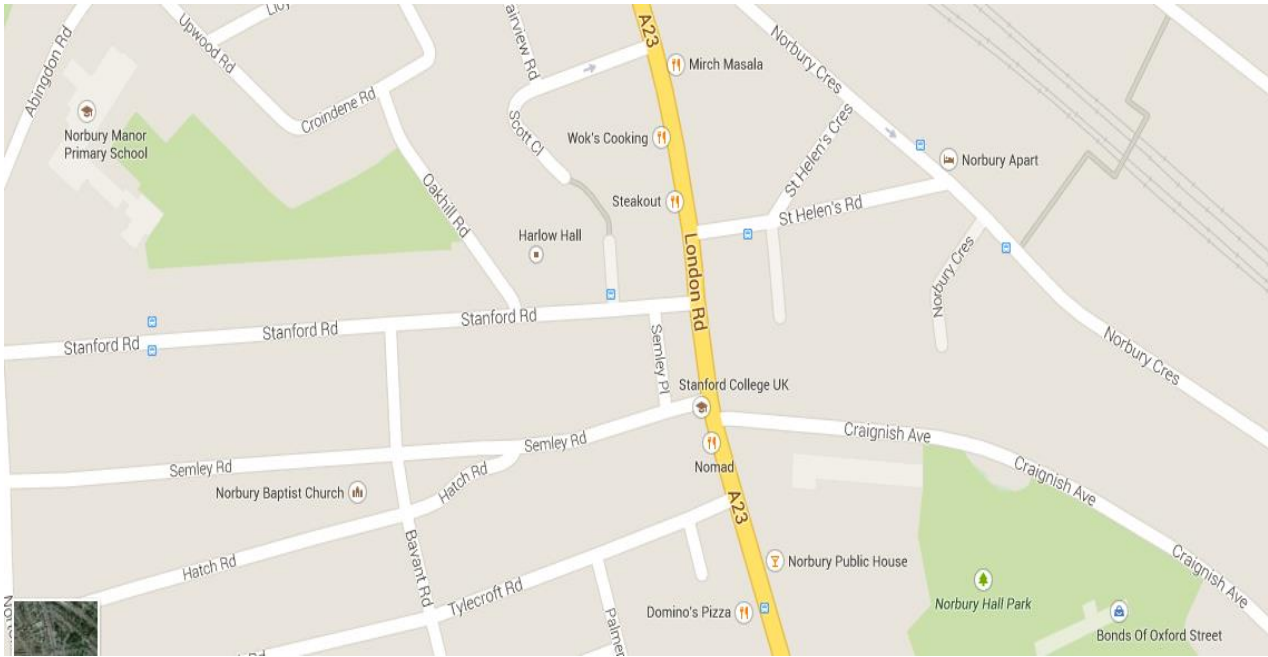
Rates

We are advised by the Local Rating Authority that the property is assessed as follows:

| | |
|-----------------|----------------------|
| Rateable Value: | £10,000 p.a. |
| Rates Payable: | £4,150 approx. (TBC) |

Legal Costs

A reasonable legal cost to be borne by the ingoing tenant.



PROPERTY MISREPRESENTATION ACT 1991 - NOTICE

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