

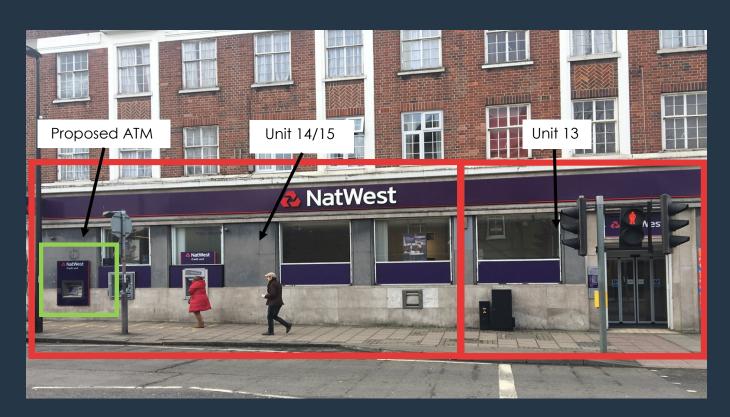
To Let

13-15 Stratheden Parade, Blackheath, London, SE13 7SY

For further information please contact:

Max Collett

T: 0207 911 2644 E: max.collett@gva.co.uk



Location

The subject property is located in the Royal Borough of Greenwich. The property is situated approximately 0.8 miles north of the affluent town of Blackheath on Stratheden Parade. Stratheden Parade is 0.7 miles south of Westcombe Park Station and 0.8 miles north of Blackheath Station which both connect to London Bridge and Cannon Street Stations.

The property is situated fronting Old Dover Road on Stratheden Parade. This is a small retail pitch which is spread out around a busy junction and Batley Park (a small green). Nearby occupiers include M&S, Barclays, Post Office and Ladbrookes with the majority of the retail pitch being made up of independent occupiers.

Description

The premises are arranged over ground floor only providing the following approximate internal floor areas:

Ground floor:	261.98 sq m	2,820 sq ft
Total	261.98 sq m	2,820 sq ft

Lease

The existing unit is held on two separate leases

Unit 13

Passing rent £22,500 pa expiring 23/06/25 **Unit 14/15**

Passing rent £38,000 pa expiring 9/06/25

Available on either an assignment of the leases or sub leases.

Conditions

Subject to an ATM lease.

Planning

The unit benefits from A2 use.

Business rates

We understand that the property is assessed as follows:

Rateable value: £57,500 UBR (2018/19): £0.513 Rates Payable: £29,498

Interested parties should make their own enquiries with the Local Authority to verify this information.

Legal costs

Each party is to be responsible for their own legal costs incurred in the transaction.

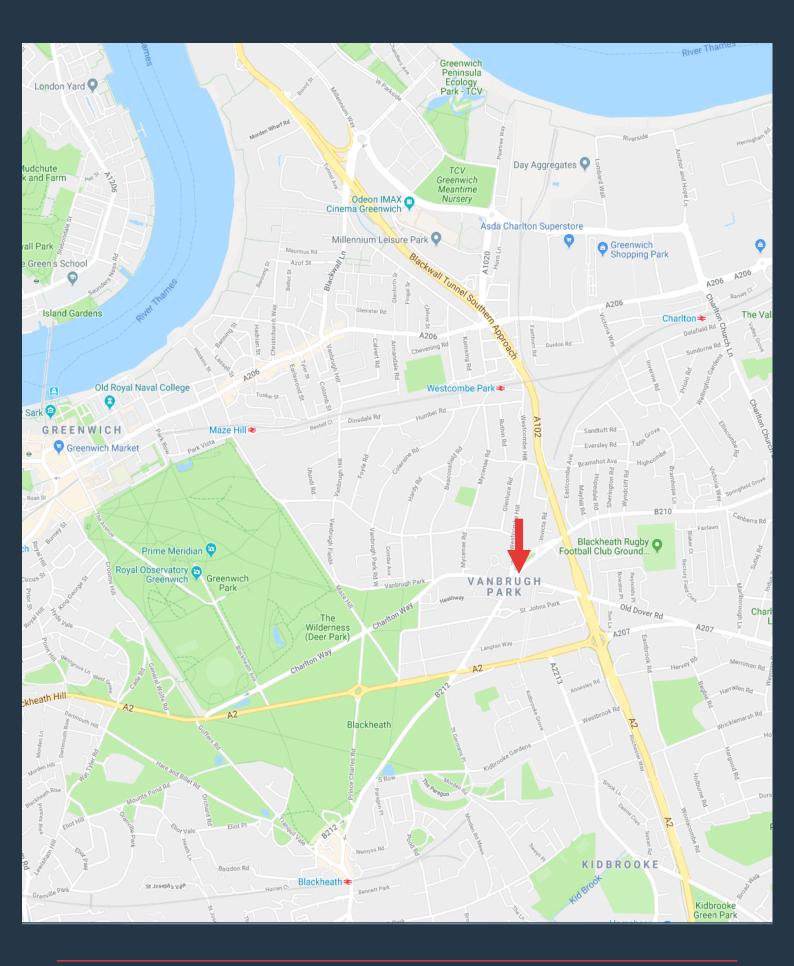
EPC

The Energy Performance Asset Rating is E. A certificate can be made available.

VAT

VAT if applicable will be charged at the standard rate.

08449 02 03 04 **gva.co.uk/13678**



GVA

65 Gresham Street, London EC2V 7NQ

GVA hereby gives notice that the information provided (either for itself, for any joint agents or for the vendors lessors of this properly whose agent GVA is in this brochure is provided on the following conditions:

(1) The particulars are set out as a general outline only, for the guidance of intending purchasers and/or lessees and do not constitute an offer or contract, or part of an offer or contract.

(2) All descriptions, dimensions and references to this property's condition and any necessary permission for use and occupation, and any other relevant details, are given in good faith and are believed to be correct. However, any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves of their correctness by inspection or otherwise.

July 2018

File number: 02B732814

- (3) No person in the employment of GVA, or any joint agents, has any authority to make or give any representation or warranty whatsoever in relation to the property or properties in this brochure.
 (4) All prices quoted are exclusive of VAT.
 (5) GVA shall have no liability whatsoever in relation to any documents contained within the brochure or any elements of the brochure which were prepared solely by third parties, and not by GVA.