

# To Let

For further information  
please contact:

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



## 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.



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