

144A DEPTFORD HIGH STREET, LONDON, SE8 3PQ RETAIL TO LET



Location

The property is prominently situated on Deptford High Street. The surrounding area is experiencing much investment and development driven mostly by the U + I scheme next to Deptford Station.

Deptford Railway Station is located opposite the property and offers services into Central London with numerous buses also serving the area.

Local occupiers include Tesco Express, Asda, Paddy Power, William Hill and various other assorted retailers and restaurants.

Description

The property comprises a ground floor retail unit with basement. The property is arranged as a front retail area with kitchen and WC, the garden at the rear of No.144 can also be included.

Terms

New Full Repairing and Insuring lease for a term to be agreed.

CG5650

Accommodation

The premises has the following net internal areas:

Retail Area	67.2 sq m (723 sq ft)
Basement	74.4 sq m (800 sq ft)
Kitchen	
WC	
Total	141.6 sq m (1523 sq ft)

Rent

£30,000 per annum exclusive.

Business Rates

The property is entered in the 2017 rating list with a rateable value of £9,600. A Government scheme for retailers may give a discount up to one third of the rates bill for properties with a rateable value of less than £51,000 in each of the years 2019-20 and 2020-21. Please see the link to check for eligibility: [Business Rates Link](#)

Planning

We understand that the property has D1 planning consent, however other uses will be considered subject to planning change of use.

Legal Costs

Each party is to be responsible for their own legal fees.

EPC

An EPC has been commissioned.

VAT

Please note VAT is applicable.

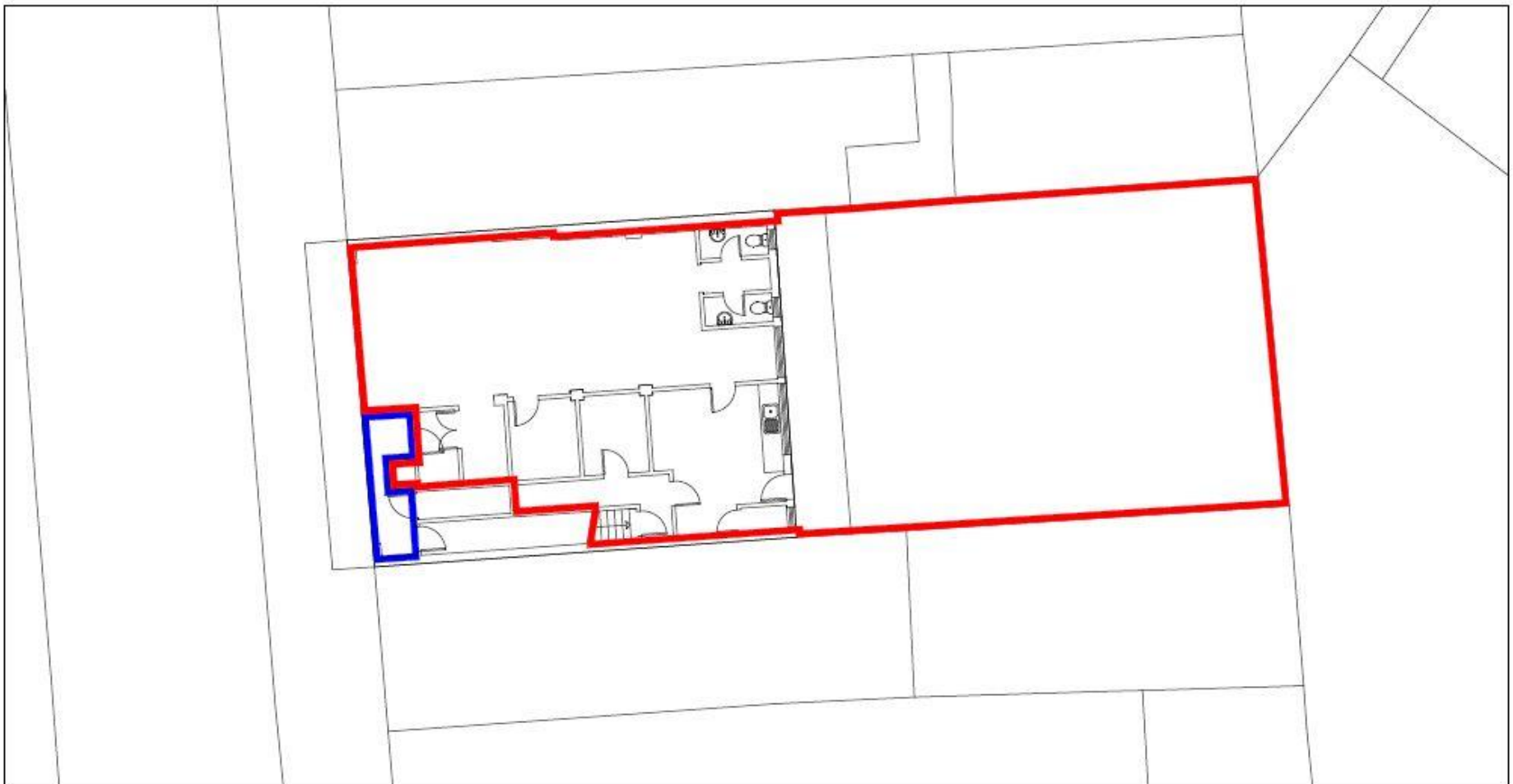
Viewing

For further information or to arrange a viewing, please contact sole agents Hindwoods, 020 8858 9303.

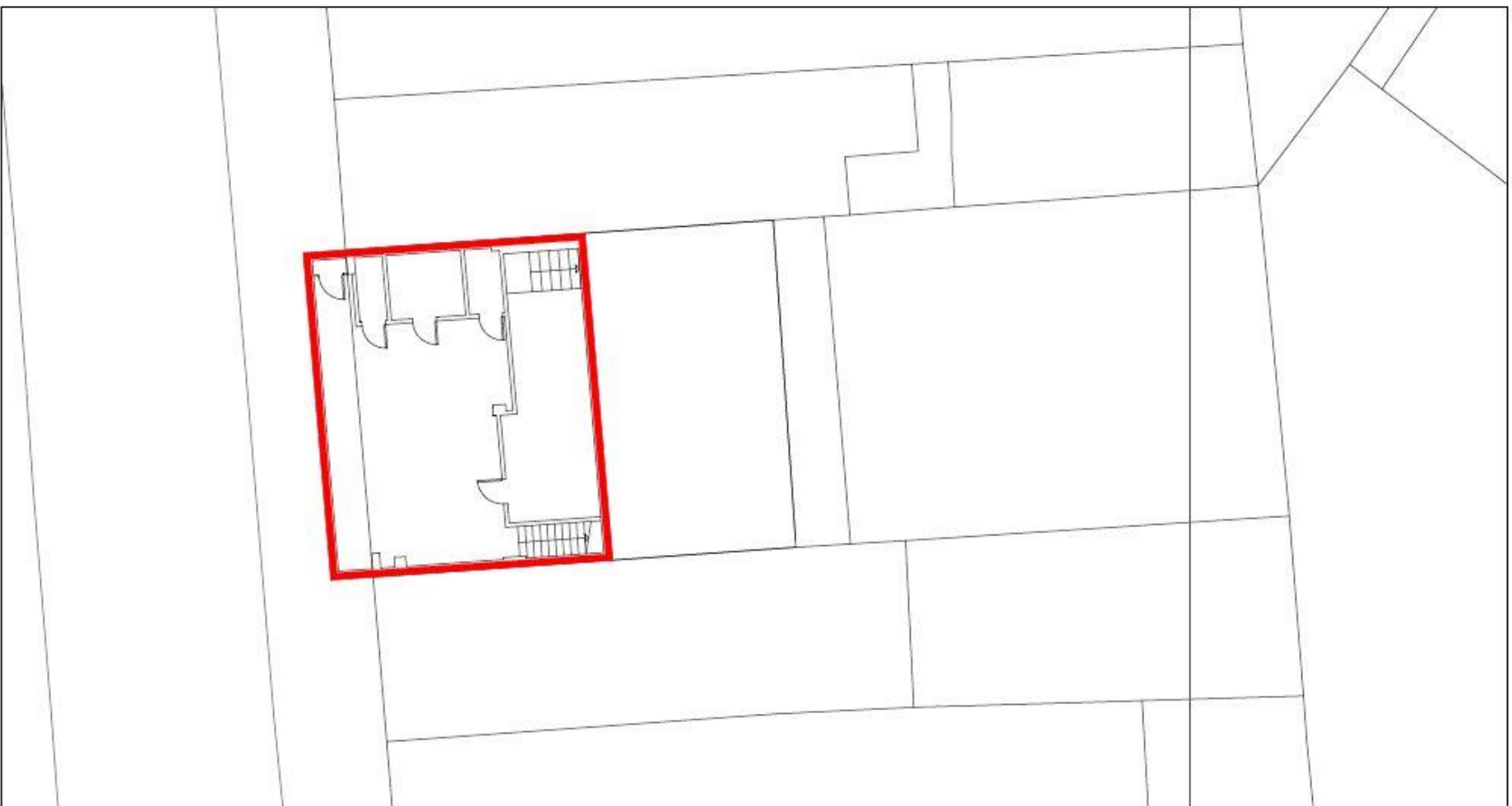
Charlene Nicholls: C.nicholls@hindwoods.co.uk

Floor Plans

Ground Floor



Basement

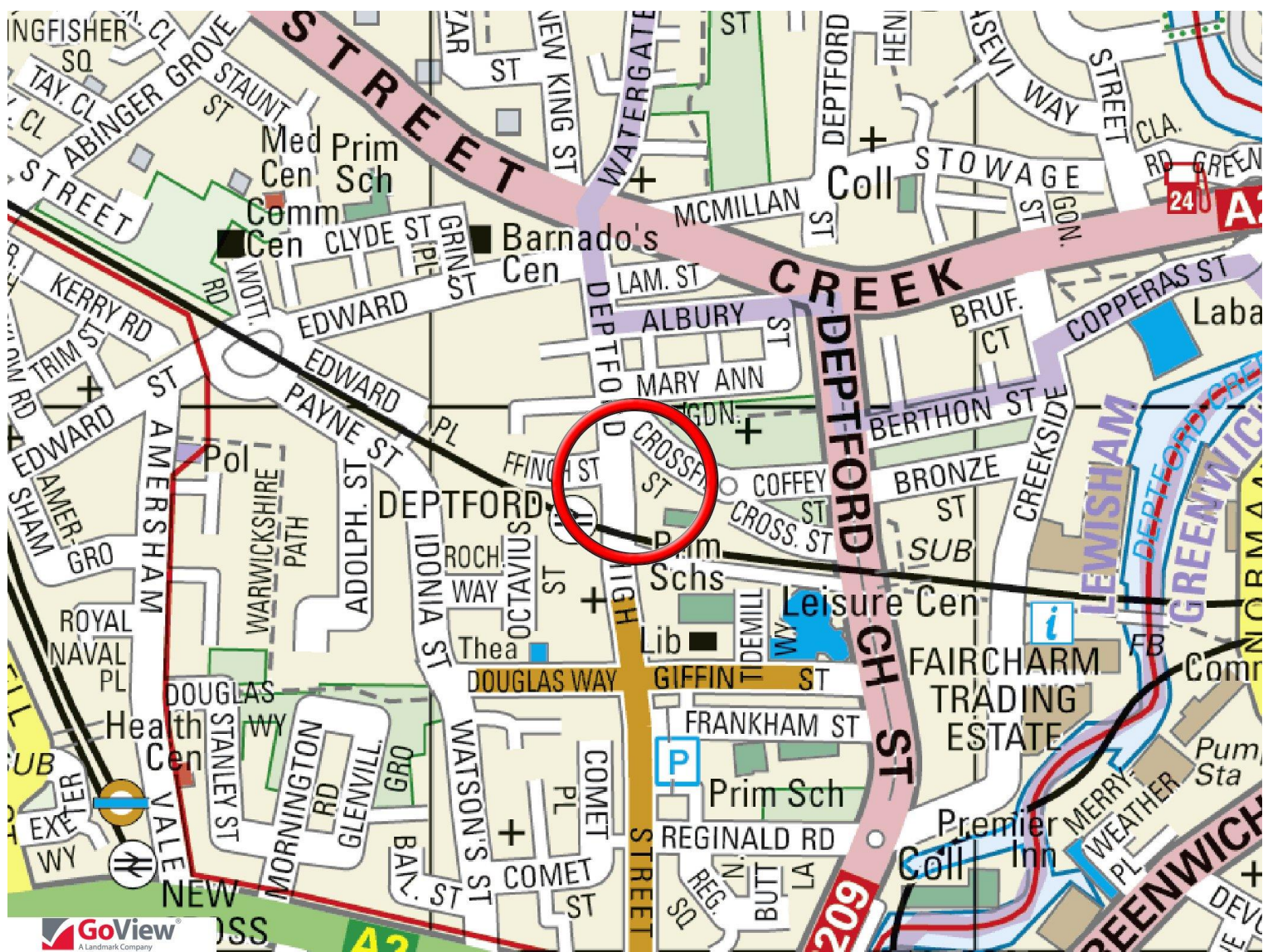


Approx. Floor Area

GROUND FLOOR G.I.A.: 106.8 SQ M / 1150 SQ FT

BASEMENT G.I.A.: 76.7 SQ M / 826 SQ FT

BACK GARDEN AREA: 150.7 SQ M / 1622 SQ FT



"You should be aware that the Code for Leasing Business Premises strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations or through website www.leasingbusinesspremises.co.uk".

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