

## PRIME SHOP TO LET

**29/31 POWIS STREET,**  
**WOOLWICH,**  
**LONDON SE18 6HZ**



### LOCATION:

The premises occupy a prime position on the busy Powis Street, Woolwich. Operators in the nearby vicinity include Yours Clothing, Three, JD Sports, Santander, HM Samuel, Vodafone, Nando's and Superdrug. Woolwich Arsenal Train Station is a short walk away.

### ACCOMMODATION:

The premises are arranged on Ground, First and Second Floors having the following approximate dimensions and floor areas:

Frontage	35 ft	10.6 m
Shop Depth	81 ft	24.7 m
Ground Floor Area	2,400 sq ft	223 sq m
First Floor	1,250 sq ft	116 sq m
Second Floor	<u>690 sq ft</u>	<u>64 sq m</u>
<b>Total</b>	<b>4,340 sq ft</b>	<b>403 sq m</b>

### LEASE:

The premises are offered on a new lease for a term of 10 years subject to a rent review at the fifth year at a commencing rental in excess of £90,000 per annum exclusive.

### LEGAL COSTS:

Each side to bear their own legal costs incurred in the transaction.

### EPC:

Available on request

### RATES:

We understand that the premises are assessed for rates as follows: -

Rateable Value	£99,500
Rate in pound	49.0p
Rates Payable (2018/2019)	£48,755

Interested parties are advised to verify this information with the Local Rating Authority.

### VIEWING:

Viewings can be arranged at short notice via:

**Amrita Kaur**

02073236054

[amrita@tkretailproperty.com](mailto:amrita@tkretailproperty.com)

**Tim Kourides**

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### SUBJECT TO CONTRACT

These particulars are for guidance only. Accuracy cannot be guaranteed. They do not form part of any contract.



