

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>

Total	4,340 sq ft	403 sq m
--------------	--------------------	-----------------

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	0.504p
Rates Payable (2019/2020)	£50,148

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

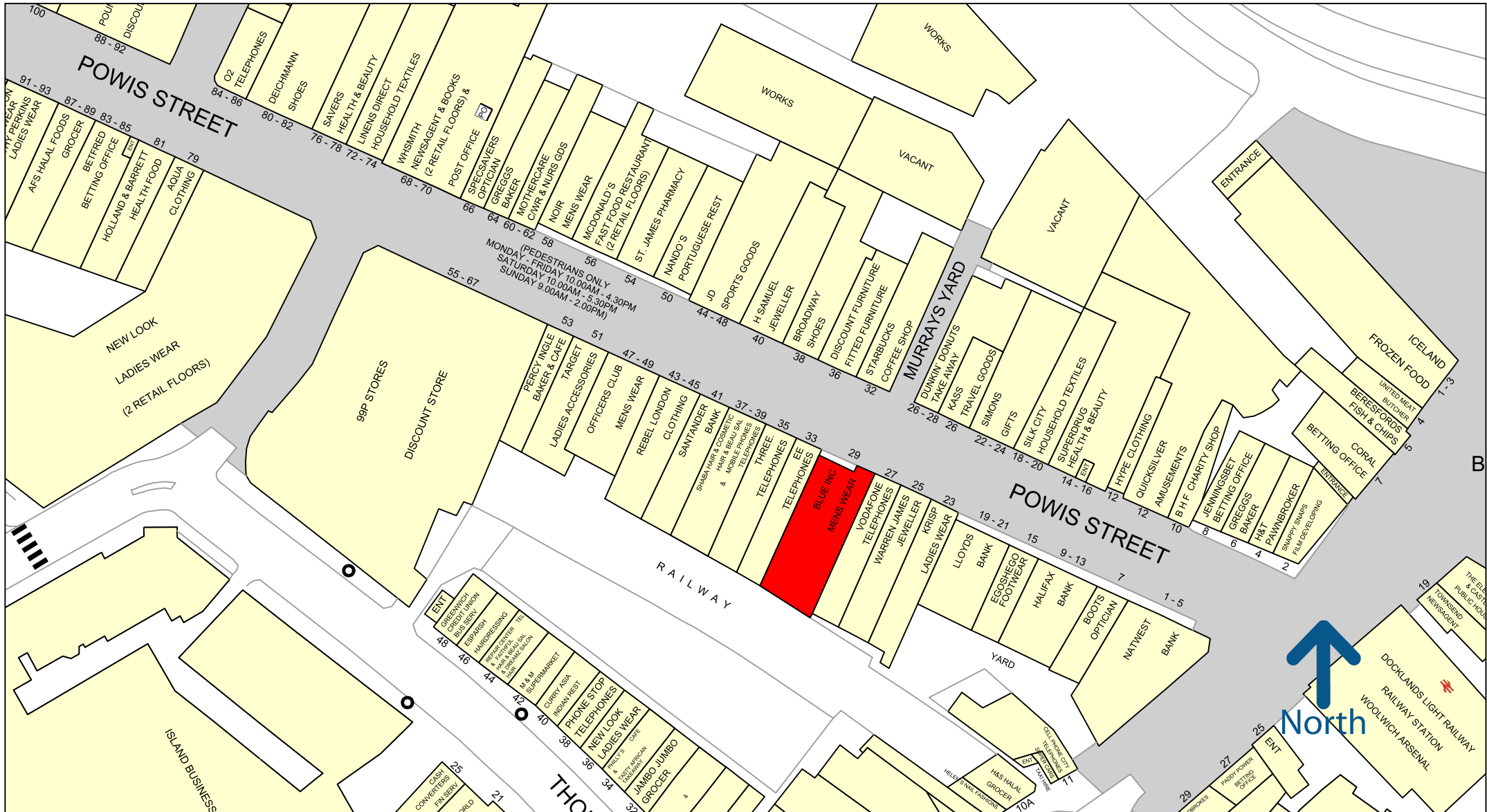
Tim Kourides
02074361600

tim@tkretailproperty.com

SUBJECT TO CONTRACT

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





50 metres

Experian Goad Plan Created: 16/02/2016

Created By: TK Retail



Copyright and confidentiality Experian, 2016. © Crown copyright and database rights 2016. OS 100019885

For more information on our products and services:
www.experian.co.uk/goad | goad.sales@uk.experian.com | 0845 601 6011