

Surgery premises with potential for alternative uses

209-213 BURRAGE ROAD, LONDON SE18 7JZ



TO LET 313 SQ. M (3,369 SQFT)

Location

The premises is located on Burrage Road in a predominately residential area.

Woolwich town centre is within walking distance to the north with many amenities, together with DLR and mainline stations.

Description

The property comprises premises last used as a surgery arranged as a number of individual rooms, over lower ground floor overlooking a garden area to the rear.

Accommodation

The property has the following approximate Gross Internal Areas:

Total	313 sq. m (3,369 sqft)
--------------	-------------------------------

Rates

The rateable value on this property is £41,500.

Planning

The last occupation was for D1 medical use. However, the ingoing tenant must make their own enquiries of the planning authority to ensure that the proposed use is permissible prior to entering into any form of contract.

Rent

£35,000 per annum exclusive.

Legal Costs

Each party will pay their own legal fees.

VAT

VAT is chargeable on this property.

EPC

The EPC has not yet been commissioned.

Terms

The property is to be let on a new full repairing and insuring lease for a term to be agreed.

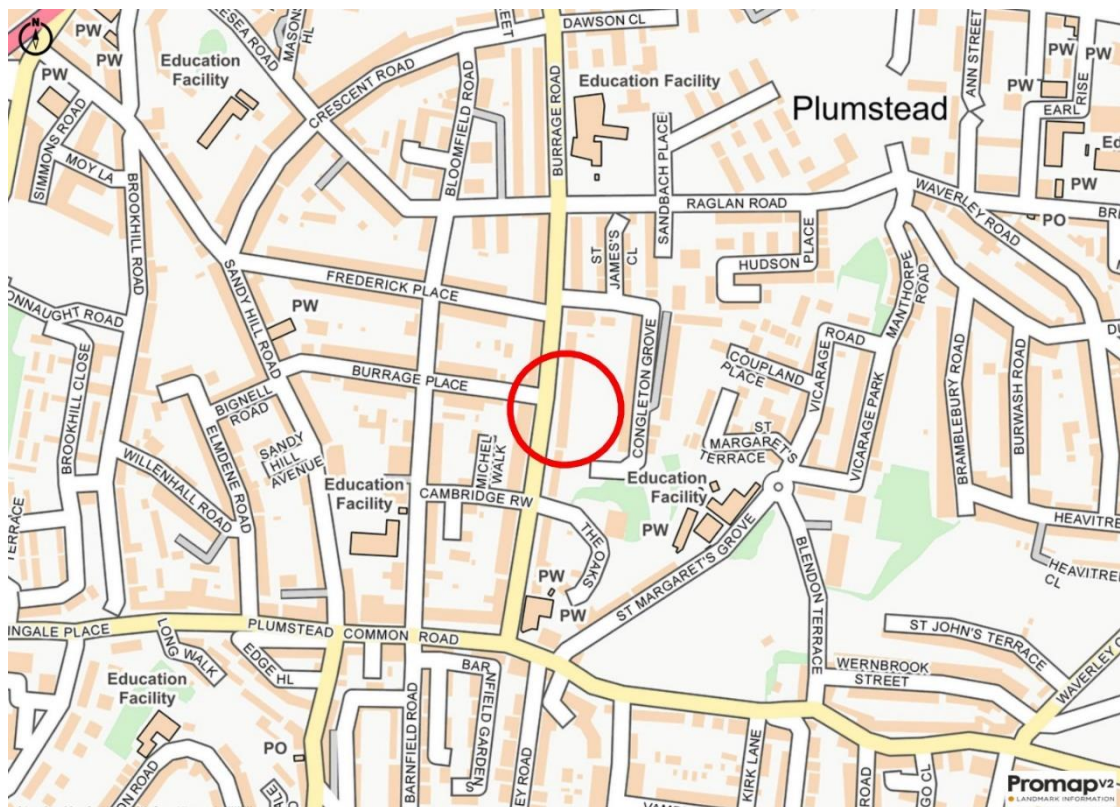
CG5803

Also at:

Croydon
East Dulwich

Strictly by prior arrangement with sole agents Hindwoods

Kevin Bright: k.bright@hindwoods.co.uk



"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".

These particulars are believed to be correct, but their accuracy is not guaranteed and they do not constitute an offer or form any part of any contract. Hindwoods and its employees have no authority to make any representation or give any warranty in relation to this property.