JOHN PAYNE COMMERCIAL

SALES | LETTINGS | LAND | INVESTMENTS

TO LET ON NEW LEASE

LOCK UP SHOP UNDER NEW E CLASS
OPEN PLAN SPACE OF APPROX 500 SQ FT
IN TERTIARY SHOPPING PARADE
OFF KIDBROOKE PARK ROAD

WOULD SUIT A VARIETY OF OFFICES OR RETAIL TRADES

144 ROCHESTER WAY, LONDON, SE3 8AR
RENT £11,500 PER ANNUM

Commercial Property Agents & Surveyors
7 Hare & Billet Road, Blackheath, London SE3 0RB Tel: 020 8852 6125 Email: Commercial@johnpaynecommercial.com
www.johnpaynecommercial.com
These particulars are believed to be correct, but their accuracy is not guaranteed and they do not constitute an offer or form part of any contract. John Payne Commercial and its employees have no authority to make any representation or give any warranty in relation to this property.

Location:	Situated in a tertiary retail shopping parade with the benefit of an abundance of forecourt parking and on the 132 and 286 bus routes. Other trades within the parade include a Café, mini market, hair and nail bar, pharmacy, Chinese takeaway and off licence/tobacconist.
Description:	A primarily rectangular lock up shop unit which formerly traded as a bookmakers for over 30 years. There is an electric security roller shutter to the shopfront and a comprehensive alarm system. The premises are now vacant and would suit a variety of both office and retail trades. • Good parking outside • Aluminium shop front with double doors • Fully alarmed/roller shutter • Electric panel radiator heating • Air conditioning installed but not tested • Kitchen facilities • Male and female plus disabled W.C.s • Rear access via service road.
Business Rates:	Interested parties are advised to make their own enquiries to the Local Authority being the Royal Borough of Greenwich.
Terms:	To be let on a new lease direct from the landlord for a term to be agreed inside the Landlord and Tenant Act 1954.
VAT:	Not applicable.
Deposit:	A deposit of up to 6 months rent may be required, subject to status.
Reference Fee:	Upon acceptance of offer and prior to documentation being circulated, the ingoing tenants will be required to make a non-refundable contribution of £250 + VAT in respect of referencing and credit check.
Legal Fees:	Each party to be respponsible for their own legal costs.
Viewing:	Strictly via appointment through sole agents JOHN PAYNE COMMERCIAL 020 8852 6125

JP/SM/RW144/C00768

Misdescriptions Act 1991
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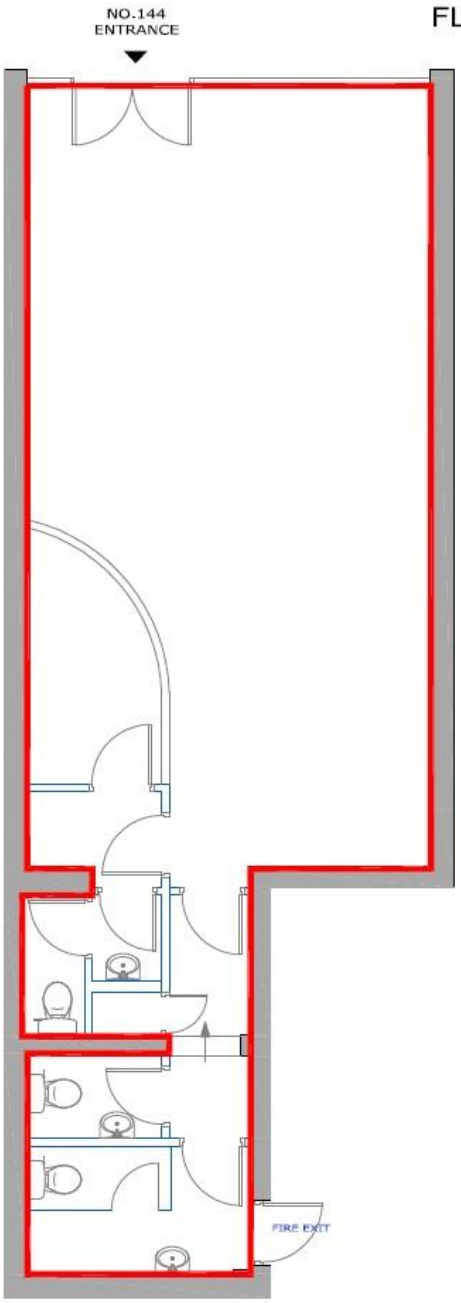
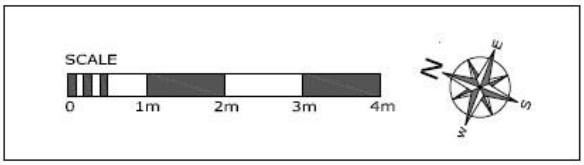
ROCHESTER WAY

GROUND FLOOR





LOCATION PLAN SCALE 1:1250

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