



Prime Shop – To Let

LOCATION

The premises are prominently positioned on Lee Road in the heart of Blackheath.

Blackheath is an affluent town with a good range of independent and national retailers. Nearby occupiers include **Gails, Foxtons, Greggs, Cook, Barclays, McColls, Waterstones** and **Jigsaw**.

Blackheath Railway Station is approximately a 2 minute walk away from the property and gives direct and fast (12 mins) access to London Bridge, Waterloo East and Charing Cross and the area is well served by transport links with the A20, A21 and A2 all being close by, along with numerous bus routes serving the area.

ACCOMMODATION

The property is arranged over ground floor, first floor and basement with the following approximate dimensions and net internal floor area:-

Shop Depth	17.8 m	58 ft 7 ins
Ground Floor Sales	62.3 sq m	671 sq ft
First Floor	14.6 sq m	157 sq ft
Basement	72 sq m	776 sq ft
Total	148.9 sq m	1,604 sq ft

TERMS

The property is available by way of a new 10 year full repairing and insuring lease at a commencing rental of **£35,000 per annum**, subject to a mid-term upward only rent reviews.

ENERGY PERFORMANCE CERTIFICATE

The property is currently rated within band C. A copy of the EPC is available on request.

RATING ASSESSMENT

Current Rateable Value	£23,500
Rate in the £ (2023/24)	49.9p

Prospective occupiers should make their own enquiries to verify this information.

LEGAL FEES

Each party is to be responsible for its own legal costs incurred in the transaction.

CONTACT

For further information or to arrange an inspection of the property please contact sole agents:-

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Subject to Contract and Exclusive of VAT

