

32 TRANQUIL VALE, BLACKHEATH, LONDON SE3 0AX TO LET



A1 RETAIL UNIT IN THE HEART OF BLACKHEATH VILLAGE WITH SELF CONTAINED SPLIT LEVEL APARTMENT ABOVE AND REAR YARD/PARKING FOR ONE CAR

RENT £34,000 PER ANNUM EXCLUSIVE

Location

The premises are located on Tranquil Vale in central Blackheath Village at the main crossroads. Blackheath is a busy and popular shopping location, home to several multiples such as Ryman, Starbucks, Costa Coffee and Holland & Barratt, as well as an abundance of independent retailers and restaurants. Blackheath mainline is a very short distance away running frequent services to Central London in 15 minutes.

Description

A lock up shop with A1 retail use currently trading as a travel agent. The current occupiers have retained many of the buildings original features and sympathetically refitted the retail area for their requirements. There is a good size basement which is currently used as an office.

The upper parts comprise a self contained two bedroom split level apartment accessed from the rear. It is currently let on an informal agreement at £1,000 per calendar month. In our opinion if terms were to be formalised by way of an assured shorthold tenancy an income in the order of £1,250 per calendar month could be achieved.

Accommodation

Ground Floor

Retail 29.10 sq m (313 sq ft)

Changing room

WC

Basement

Office 29.15 sq m (313 sq ft)

First Floor

Reception, kitchen, bathroom/WC

Second Floor

Bedroom 1, Bedroom 2

Terms

This is an assignment of an existing full repairing and insuring lease for a term of 16 years. The lease has approximately 11 years to run and incorporates four yearly rent reviews.

Planning

The tenant must make their own enquiries to the Planning Authority to ensure that their proposed use is permissible prior to entering into any form of contract.

Legal Costs

Each party to bear their own legal costs.

VAT

Please note that VAT may be chargeable.

Rates

The rateable value for the retail element is £19,250. The Standard Business Rates Multiplier for 2010/11 is 41.4p in the £. For further information on business rates including relief which could be applicable, visit www.mybusinessrates.gov.uk.

Viewing

Staff are unaware that the property is to be let so viewings are strictly by prior arrangement with joint sole agents:



Hindwoods
020 8858 9303



John Payne Commercial
020 8852 6125

CG4175

"You should be aware that the Code of Practice on Commercial Leases in England and Wales 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.commercialleasecode.co.uk".