

10 RUSSELL PLACE, ROTHERHITHE, LONDON, SE16 7PL

LONG LEASEHOLD FOR SALE



SHOP PREMISES WITH VACANT POSSESSION

GUIDE PRICE: £95,000
Reduced for a Quick Sale

Location

The property is situated just off Redriffe Road and is located on Omega Gate with main entrance to the shop in Russell Place. Occupiers in Russell Place include Moby Dick public house, William Hill betting shop amongst other traders.

The property is located within close proximity to the main leisure complex which includes UCI Cinema, Gala Bingo and Old Orleans restaurant. The property is in close proximity to Canada Water underground station which provides services into the City and Central London. The property also has good road communication links with easy access into the City and Central London.

Description

The premises comprise an A1 retail shop which was formerly used as a dry cleaners.

The premises comprise a small retail area, a rear storage facility and WC facilities. Externally there is a separate lockable storage area.

The premises benefit from free on street parking in Omega Gate and free car park facilities in Russell Place.

Accommodation

The property has the following approximate net internal areas:

Total Accommodation 44.68 sq. m. (481 sq. ft.)

Planning

The premises have recently traded as a dry cleaners and has an A1 planning consent. Interested parties must make their own enquiries of the Planning Authority to ensure that their proposed use is permissible prior to entering into any form of contract.

Tenure

Long leasehold interest. We have been informed that there is 179 years lease remaining.

Service Charge

Approximately £500 per calendar month.

Price

£95,000

Rates

We have been advised that the property has a rateable value of £4,350. 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.

VAT

We have been advised that VAT may be applicable.

Legal Costs

Each party to pay their own legal costs.

Viewing

Strictly by prior arrangement with sole selling agents Hindwoods Hunter Payne.

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