

**UNIT 2, CALIFORNIA BUILDING,
DEALS GATEWAY, DEPTFORD, SE13 7SF**

TO LET ON NEW LEASE



GROUND FLOOR SHOP PREMISES WITH A1 (RETAIL) USE

APPROX: 261.98 SQ M (2,820 SQ FT)

GUIDE RENT: £45,000 PER ANNUM EXCLUSIVE

Location

The premises are located within a mixed use development, in SE8 adjacent to Deptford Bridge and Blackheath Road (A2). The DLR is directly opposite providing direct access to Canary Wharf (in approx. 12 minutes) and the City of London (approx. 23 minutes). There are also mainline links from Greenwich and New Cross stations into Central London.

Description

The premises comprise an end of terrace retail unit currently comprising a mainly open plan retail space with a partitioned store room, manager's office and disabled WC. There are various shared parking spaces to the front of the premises which have a time limit of up to 2 hours. Internally, the unit is fully fitted as a convenient store, with various wall mounted shelving and refrigerated counters.

Accommodation

The property has the following approximate net internal area:-

Total **261.98 sq m (2,820 sq ft)**

Terms

The property is available to let on a new full repairing and insuring lease on terms to be agreed

Rates

We have been advised that the property has a rateable value of £18,000. The Standard Business Rates Multiplier for 2010/11 is 41.4 in the £. For further information on business rates including relief which could be applicable, visit www.mybusinessrates.gov.uk

Planning

We understand the premises benefit from A1 (retail) planning consent. However, any prospective tenant 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.

Guide Rent

£45,000 per annum exclusive.

Legal Costs

Ingoing tenant to be responsible for both parties legal costs.

VAT

Please note the VAT may be applicable.

Viewing

Strictly by prior arrangement with sole agents Hindwoods.

CG4461

"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".