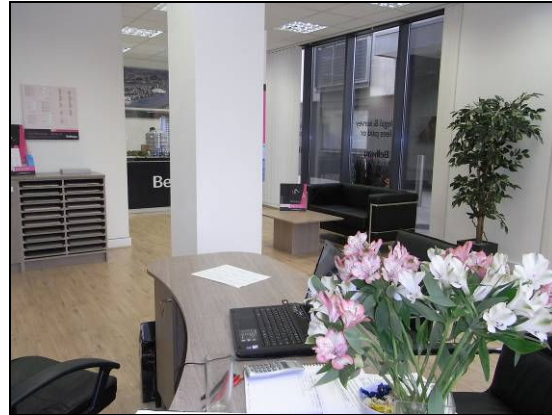


**RUBICON COMMERCIAL UNITS
TARVES WAY, GREENWICH, LONDON, SE10
COMMERCIAL UNIT FOR SALE WITH PARKING
ADJACENT TO GREENWICH STATION**



PRICE £236,250

**RETAIL (A1 & A2), RESTAURANT (A3), OFFICE (B1)
98.20 sq. m. (1,057 sq. ft.) (GIA approx)**

Location

The premises are located immediately to the north of Greenwich station where both mainline and DLR services are available. Connections to the City, West End and Canary Wharf are therefore exceptional.

Greenwich Pier is within walking distance providing river services to the O2 Arena, Canary Wharf, The City and Embankment.

The A2 and Blackwall Tunnel approach roads are easily accessible by vehicle from the premises.

Description

Rubicon is primarily a prestigious residential development of over 500 units. The last remaining commercial unit is fully fitted and currently utilised as a sales office by bellway homes.

The unit benefits from one designated on site car space.

Accommodation

All areas have been calculated on a gross internal basis.

Ground Floor	85.20 sq. m. (916) sq. ft.
First Floor	13.00 sq. m. (140) sq. ft.
Total	98.20 sq. m. (1057) sq. ft.

Terms

The property is available to purchase on a 125 year long leasehold basis.

We have been advised that the current occupiers will enter into a new short lease for a term to be agreed.

Price £236,250

Tenure 125 years Leasehold

Planning

We have been advised that the property has A1, A2, A3 & B1 planning consent. However, the purchaser 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.

Rates

The properties are to be assessed. 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.

Legal Costs

Each party to pay their own legal costs.

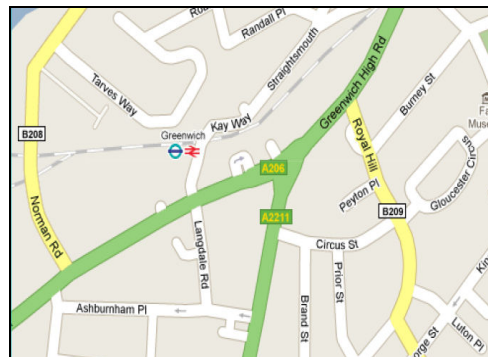
VAT

We have been advised that VAT will be applicable.

Viewing

Strictly by prior arrangement with joint sole selling agents Hindwoods 020 8858 9303 or John Payne Commercial 020 8852 6125.

CG4490A



"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".