

32 SPRAY STREET, WOOLWICH, SE18 6AG

TO LET ON NEW LEASE



RESTAURANT PREMISES

Approx: 360.94 sq. m. (3,885 sq. ft.)

RENT: £35,000 PER ANNUM EXCLUSIVE

Location

The premises are situated on Spray Street, a largely residential area with a mix of small parades of secondary shops. The premises are within walking distance of Woolwich Town Centre with an array of high street shops and restaurants. The property is also within close proximity to Woolwich Arsenal mainline railway station and recently opened Docklands Light Railway station.

Description

The property comprises a mid terrace former public house premises which has been converted into a modern building arranged over basement, ground, first and second and third floors.

The ground floor premises have been designated as a restaurant area. There is a staircase leading to two areas at lower ground floor/basement level. One of these areas has been designated for a kitchen, WC facility and storage. The 1st and 2nd floors comprise of a mix of one and two bedroom flats.

Internally the property has been fitted to shell and core condition and has yet to be wired for electricity and connected to a gas supply.

Accommodation

The property has the following approximate net internal areas:

Ground Floor Main Restaurant	188.82 sq. m. (2,032 sq. ft.)
Basement Area 1	55.36 sq. m. (596 sq. ft.)
Basement Area 2	116.76 sq. m. (1,257 sq. ft.)
Total	360.94 sq. m. (3,885 sq. ft.)

Terms

The property is to be let on a new full repairing and insuring lease for a maximum term of 5 years.

Rates

The property is entered in the 2010 rating list with a rateable value of £6,300. 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.

Planning

The premises benefit from A3 & A4 planning consents. However, the 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.

Rent

£35,000 per annum exclusive.

Legal Costs

Each party to be responsible for their own legal costs.

VAT

Please note that VAT may be chargeable.

Viewing

Strictly by prior arrangement with sole agents Hindwoods.

CG4615

"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".