

**47 VANBRUGH PARK, BLACKHEATH, LONDON, SE3 7JQ
TO LET ON NEW LEASE**



**A3 RESTAURANT PREMISES
WITH TWO BEDROOM RESIDENTIAL ACCOMMODATION
Restaurant Premises Approx: 50.33 sq. m. (542 sq. ft.)**

**RENT: £32,000 PER ANNUM EXCLUSIVE
PREMIUM: UPON APPLICATION**

Location

The premises are situated in Vanbrugh Park at the main junction with Blackheath Standard and form part of a small parade of shops next to the British Red Cross premises and Standard public house with Barclays Bank directly opposite.

The property has good road communications with both the A2 and A20 providing access into Central London and the premise is also in close proximity to Westcombe Park, Charlton and Blackheath stations which provide regular services into Central London.

Description

The restaurant premises comprise a main retail area with access to kitchen, preparation room and WC facility.

Internally the restaurant has been fitted with are recessed spot lighting and non slip lino flooring. The kitchen benefits from fluorescent lighting and non slip flooring.

To the rear of the premises there is a small rear yard with direct access to the residential accommodation and access out to a public pay and display car park.

The flat is arranged over first and second floors. The first floor comprises bathroom and open plan living area with a fully fitted kitchen. At second floor level there is one double and one single bedroom. The property benefits from being fully refurbished and has a new boiler/central heating system fitted.

Accommodation

The property has the following approximate net internal areas:

Restaurant and Seating Area	35.58 sq. m. (383 sq. ft.)
Kitchen and Preparation Area	14.75 sq. m. (159 sq. ft.)

Total Accommodation **50.33 sq. m. (542 sq. ft.)**

Residential – To Maximum Dimensions

First Floor

Kitchen	2.25m x 3.60m (7'4" x 11'8")
Living Room	4.96m x 4.54m (16'3" x 14'9")

Bathroom

Second Floor

Bedroom 1	5.04m x 3.73m (16'5" X 12'2")
Bedroom 2	3.20m x 3.54m (10'5" x 11'6")

Terms

The entire property is to be let on a new full repairing and insuring lease for a term to be agreed.

Rates

The property is entered in the 2010 rating list with a rateable value of £5,600. 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. The residential accommodation has yet to be assessed for Council Tax.

Planning

The premises have most recently been used under A3 restaurant planning consent and C3 residential accommodation consent. 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

£32,000 per annum exclusive.

Premium

Upon application

Legal Costs

Each party to be responsible for their own legal costs.

VAT

Please note that VAT will not be chargeable.

Viewing

Strictly by prior arrangement with sole agents Hindwoods.

CG4637

"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".