

# GREENWICH

95 TRAFALGAR ROAD

SE10 9TS

# LINAYS

COMMERCIAL

26A STATION SQUARE  
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**LEASE AVAILABLE – NEWLY REFURBISHED CLASS E PREMISES  
CENTRAL LOCATION – APPROX. 33 SQ M (355 SQ FT)**

## Location

The property is situated within a busy and prominent position upon Trafalgar Road (A206) benefitting from high levels of passing traffic and footfall. The property is short walk from the prestigious Old Royal Naval College buildings, the architectural centrepiece of Maritime Greenwich.

Maze Hill Railway Station is situated approx. 200 metres to the south, providing direct and frequent services to central London. Pay and display parking is available upon various nearby side roads.

Surrounding occupiers include Tesco Express, Greggs Bakery, Boots, Costa, KFC, Coop, Dominos and numerous independent operators.



## Description

The property comprises a mid-terrace retail unit set out over ground floor and basement levels. Such provide well-presented accommodation comprising open plan sales space, fitted kitchenette and staff WC.

The premises benefit from a modern, glazed shop frontage, painted walls and ceilings with spotlighting, vinyl floor coverings and an internal staircase with glass panelling.

Our client is prepared to include the existing office furniture by way of separate negotiation.

## Accommodation

*(approximate Gross Internal Areas)*

Ground Floor:	20 sq m	(215 sq ft)
Basement:	13 sq m	(140 sq ft)
<b>Total GIA:</b>	<b>33 sq m</b>	<b>(355 sq ft)</b>

*Please note floor areas have been provided by our client's architect.*

## Terms

Lease Assignment – the premises are held on a FRI lease expiring January 2029 subject to a tenant-break clause in February 2026.

The passing rent is **£21,500 per annum exclusive**, subject to a fixed increase to £24,000 per annum exclusive in February 2026. The lease is granted outside the security of tenure provisions of the Landlord and Tenant Act 1954.

The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order of fit for the purpose. Prospective Purchasers/Lessees are advised to obtain verification from their Solicitor or Surveyor. References to the tenure of this property are based on information supplied by our Clients. The Agent has not had sight of the Title Documents and prospective Purchasers/Lessees are advised to obtain verification from their Solicitor. These Particulars do not form, nor form any part of, an offer or contract. Neither Linays Commercial nor any of their employees has any authority to make or give further representations or warranties to the property

Ref: TA/5251

## Rating Assessment

We understand from the Valuation Office Agency (VOA) website that the rates payable on the premises are £6,612.

Interested parties are **strongly** advised to check the actual rates liability with the local authority directly.

Prospective tenants may be able to obtain relief from Business Rates under the small business rate relief Government incentive and should contact the Business Rates section of Royal Borough of Greenwich.

## Commercial Energy Performance Certificate

### Energy performance certificate (EPC)

95 Trafalgar Road  
GREENWICH  
SE10 9TS

Energy rating

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Valid until:

9 December 2032

Certificate number:

7111-0132-1002-0002-2296

Property type

Retail/Financial and Professional Services

Total floor area

27 square metres

### Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

## Legal Costs

Please note the ingoing Tenant shall be responsible for the Landlord's reasonable legal fees.

## VAT

We have been advised by our clients that VAT **is not** payable upon the rental amounts under current legislation.

## Viewings

Available strictly by prior appointment via Sole Agents:



**Contact:**  
Toby Allitt

**Email:**  
[ta@linays.co.uk](mailto:ta@linays.co.uk)

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