

# GREENWICH

173 TRAFALGAR ROAD

SE10 9TX

# LINAYS

COMMERCIAL

26A STATION SQUARE  
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**TO LET – GROUND FLOOR RETAIL/OFFICE PREMISES – CLASS E USE  
CENTRAL LOCATION – GROSS AREA APPROX. 762 SQ FT (70.81 SQ M)**

## Location

The property is situated within a busy and prominent position upon Trafalgar Road (A206) benefitting from high levels of passing traffic and footfall.

Maze Hill Railway Station is situated approximately 0.27 km to the south, providing direct and frequent services to central London. Pay and display parking is available upon various nearby side roads. There is a bus stop located approx. 15 metres west of the property, providing frequent services to surrounding areas.

Surrounding occupiers include Tesco Express, Greggs Bakery, Boots, Costa Coffee, KFC, Co-op numerous independent operators.



## Description

The property comprises a mid-terrace retail unit set out over ground floor and basement levels.

Such provides open plan sales space, with further sales/office accommodation at basement level, incorporating a modern kitchenette and WC/shower room.

The premises are fitted to a high specification, benefitting from a modern glazed shopfront, painted walls and ceilings with spotlighting, vinyl floor coverings and internal staircase with glass panelling.

## Accommodation

*(with approximate gross internal areas – GIA)*

Ground Floor:	350 sq ft	(32.55 sq m)
Basement	412 sq ft	(38.26 sq m)
<b>Total Floor Area:</b>	<b>762 sq ft</b>	<b>(70.81 sq m)</b>

*Floorplan Available Upon Request.*

## Terms

The premises are available to let on the basis of a full repairing and insuring lease at terms to be agreed, at an initial rental of **£23,000 per annum exclusive**, payable quarterly in advance. The lease is to be contracted outside the security 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

## Rating Assessment

We understand from the Valuation Office Agency (VOA) website that the rates payable on the premises are £5,364.25 (2024/2025 assessment). 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

173 Trafalgar Road GREENWICH SE10 9TX		Energy rating <b>C</b>
Valid until <b>29 October 2031</b>	Certificate number <b>3268-8499-5007-2621-1573</b>	
Property type	A1/A2 Retail and Financial/Professional services	
Total floor area	83 square metres	

## Legal Costs

Each party to pay their own legal fees in respect of this transaction.

## Viewings

Available strictly by prior appointment via Sole Agents:



## VAT

We have been advised by our clients that VAT **will not** be payable upon the rental amount under current legislation.

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