

PLUMSTEAD

106 PLUMSTEAD HIGH STREET (UNIT G-01)
LONDON SE18 1DU

LINAYS

COMMERCIAL

26A STATION SQUARE
PETTS WOOD, ORPINGTON,
KENT. BR5 1NA
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**PROMINENT GROUND FLOOR RETAIL/CLASS E USE PREMISES
SUITABLE FOR A WIDE VARIETY OF OCCUPIERS – OPEN PLAN LAYOUT**



Location / Description

Plumstead is a busy suburb within the Royal Borough of Greenwich located approx. 1.5 miles to the east of Woolwich and 2.5 miles west from Abbey Wood. The town is well served for public transport with Plumstead Railway Station located 0.6 miles away offering frequent rail services to London Mainline stations. The

property occupies a prominent trading position with excellent levels of passing traffic and footfall on Plumstead High Street (A206) close to the junction with Lakedale Road.


The property forms part of a modern/recently developed building and set out over ground floor level with rear yard areas. The accommodation provides open plan retail space and can easily be configured to suit an occupier's requirements.

Accommodation

(with approximate gross floor areas)

Ground Floor:

Internal Width:	27'2"	8.3m
Sales Depth:	68'2"	20.8m
Sales Area:	1,858sq.ft	172sq.m
Storage/Office:	330sq.ft	30.7sq.m

Ref: MC/5697		
Terms	Planning	
<p>The premises are available to let on the basis of a new effectively full repairing and insuring lease for a term of years to be agreed at a commencing rent of £60,000 (Sixty Thousand Pounds) per annum exclusive.</p>	<p>We understand the property falls under Class E of the Town & Country Planning Use Classes Order as of 1st September 2020 which allows for the premises to be occupied for the purposes of a shop, financial/professional services, café or restaurant (not take-away), light assembly work, clinic, health centre, creche, day nursery, gymnasium/indoor recreation. All of the above uses are subject to Landlord's approval/consent.</p> <p>Planning consent will be required for any external alterations and interested parties are advised to make their own enquiries to The Royal Borough of Greenwich.</p>	
Rating Assessment	Viewings	
<p>We understand from the Valuation Office Agency (VOA) website that the rates payable on the premises are; £15,593 per annum (2024/25 assessment). Interested parties are strongly advised to check the actual rates liability with the local authority directly.</p>	<p>Available by prior appointment via sole agents:</p> <div data-bbox="976 1077 1240 1251" style="text-align: center;">  <p>28A STATION SQUARE PETTS WOOD, ORPINGTON, KENT, BR5 1NA Fax: 01889 831416 01689 875 511</p> </div> <p>Contact: Mandeep Cheema mc@linays.co.uk</p>	
VAT	CEPC	
<p>The property is elected for VAT which will be applicable on rental amounts.</p>	<p>Awaited.</p>	