

**RETAIL SHOP
WITH ACCOMMODATION ABOVE
TO LET
CLOSE TO NUNHEAD MAINLINE STATION**



GIBBON ROAD, NUNHEAD, SE15

**GUIDE RENT £10,250 PA EX
PREMIUM £12,000**

REF: C1954

T: 020 8852 6125 F: 020 8318 9794 E: Commercial@johnpayne.com
7 Hare & Billet Road Blackheath SE3 0RB

Location	The shop is situated near the junction of Evelina Road (A2214) and within a few minutes walk from the main A202 giving good access to central London, Blackheath and Lewisham. Nunhead station is within a few minutes walk.
Description	<p>The shop is currently trading as a Post Office, which we understand will cease trading on the 26th June 2008.</p> <p>The shop has A1 use and has the benefit of a one bedroom self contained flat above which is currently bringing in an income on an AST of £750 per month.</p> <p>The shop comprises of main retail area of 16'6 x 16' (263 sq ft) with glazed window to front.</p> <p>There is also a separate counter area of 6'4 x 9'4 (59 sq ft).</p> <p>Access to rear office of 10 x 7'5 (75 sq ft) with window to side communicating to ground floor WC.</p> <p>There is also a door leading to rear car parking space for one car. This also gives access from the rear to the first floor flat which comprises of one bedroom, lounge, bathroom, WC and kitchen.</p>
Terms	We understand the current lease holders are looking to assign the present lease which has 8 years remaining, it is subject to 4 yearly rent reviews and the current rent is £10,250 per annum. The shop is held on a full repairing and insuring lease.
Legal Costs	Each party are to bear their own legal costs.
Rateable Value	Business rate multiplier is 46.2p in the £.
Viewing	Strictly by appointment with Peter Wilson JOHN PAYNE COMMERCIAL 0208 852 6125

Misdescriptions Act 1993

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