



**TO LET**  
**A1 LOCK UP SHOP**  
**ON BUSY MAIN ROAD POSITION**



**TRAFALGAR ROAD, GREENWICH, SE10**

**GUIDE RENT £13,000 PA EX**

**REF: C1975**

**Location:** The property is situated on the busy A206 Trafalgar Road, within a short walking distance of Maze Hill mainline station and within easy reach of the Blackwall Tunnel southern approach (A102m) the main A2 and A200. Both roads leading to central London and giving good access to surrounding areas.

**Description:** This in a single fronted A1 shop previously traded as a wedding and gift shop. The property has glazed windows and doors to front with retractable security grill to front. Main shop area is approximately 31'x14' (429 sq ft) and has laminated flooring, to the rear there is a w.c. Double rooms to the rear which we understand were originally as one with an overall approximate size of 326 sq ft.

**Rateable Value:** Awaiting confirmation. **Rates Payable:** Awaiting confirmation.  
Interested parties are advised to make their own enquiries to the Local Authority.

**Terms:** We understand the shop is to be offered on a new full repairing and insuring lease with a minimum term of 3 years, but a longer term will be by negotiation.

**Viewing:** Strictly by appointment with Peter Wilson  
John Payne Commercial 020 8852 6125

Misdescriptions Act 1993

Whilst every effort has been made to ensure the accuracy of these particulars they are in no way guaranteed and do not and will not constitute any part of a contract or any other form of agreement. No liability shall attach to John Payne Commercial or its representatives in relation to anything stated or omitted from these particulars. All prospective lessees or purchasers are invited to and expect to inspect the property to check the accuracy of these particulars and to seek appropriate advice from their surveyor and/or solicitor.

PW/TR172/VP08/0708

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