

# UNIT 7 TESCO EXTRA ANGLESEA ROAD WOOLWICH, LONDON SE18 6HF

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Retail Opportunity  
**TO LET**

## KEY DETAILS

- Attractive modern building in high footfall location
- Adjacent occupiers include Tesco Extra, Subway, Domino's & Anytime Fitness
- Potential uses include retail, professional services or food & beverage
- New lease available on flexible terms

## DESCRIPTION

Ground floor only retail premises forming part of the ground floor of an imposing, landmark building, with the principal occupier being a Tesco superstore. The premises enjoy a fully glazed frontage, currently laid out with customer area to front, male and female wc's and rear managers office to rear.

## ACCOMMODATION

*The premises comprise the following approximate dimensions and gross internal floor area:*

Built Depth	10.60 m	34 ft 9 ins
Internal Width	9.51 m (max)	31 ft 2 ins
	<b>Sq.m</b>	<b>Sq.ft</b>
Ground Floor	91.72	986



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## LOCATION

The property occupies a prominent corner position at the junction of Love Lane and Grand Depot Road, in the heart of Woolwich. The location benefits from strong footfall and excellent visibility, being part of the Woolwich Central mixed-use development—which opened in 2013, combining an 80,000 sq ft store with 259 residential apartments above

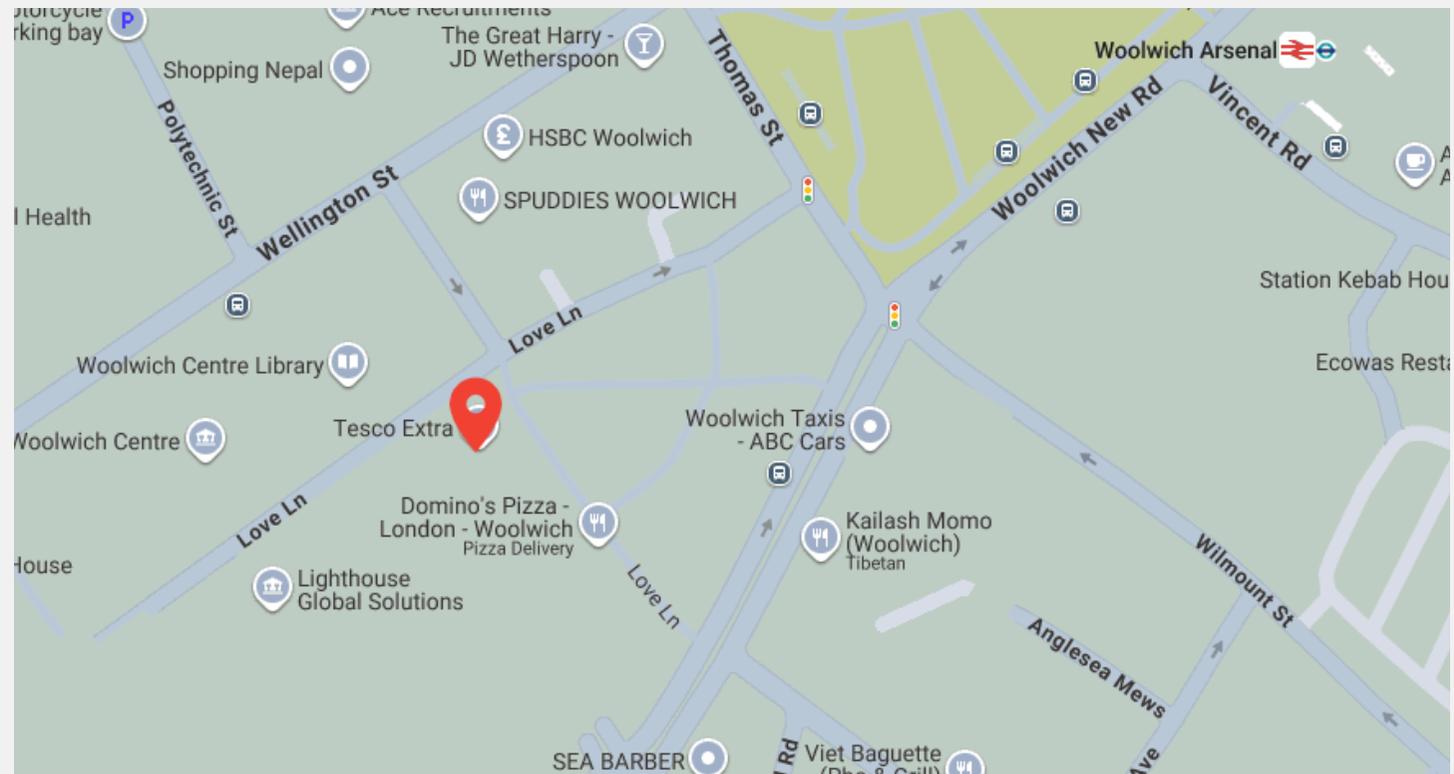
The subject parade is adjacent to the main Tesco store entrance, with other occupiers in the parade including Subway, Roosters, Domino's, as well as an Anytime Fitness to the Love Lane frontage.

## TERMS

Available by way of a new EFRI lease for a term to be agreed, subject to 5 yearly rent reviews, to be outside the Security of Tenure provisions of the L&T Act 1954.

## RENT

The asking rent is £30,000 pa plus VAT, exclusive of business rates and other outgoings.



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## EPC

Further details available upon request. C 57.

## BUSINESS RATES

The Valuation Office Agency website shows a Rateable Value entry in the current Rating List of £20,500.

For rates payable please refer to the Local Charging Authority, Royal Borough of Greenwich - 020 8854 8888.

## LEGAL COSTS

Each party are to be responsible for their own legal costs incurred in this transaction.



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