



To Let
15-17 Blackheath Road
London
SE10 8PE

Double Retail Unit
Arranged over Ground & Basement Levels

Approx 873 sq. ft.

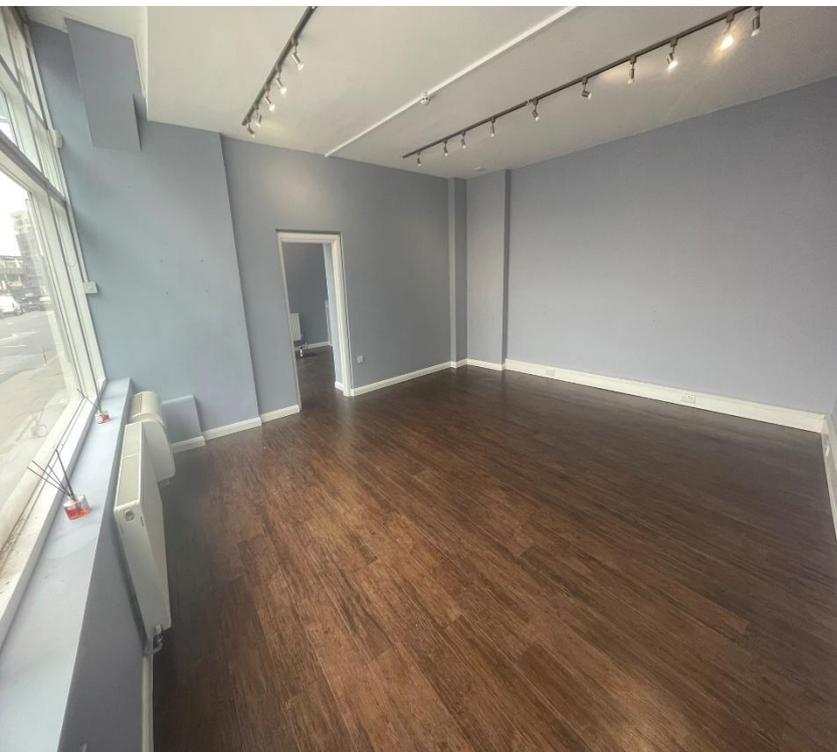




Location

The premises is located on Blackheath Road (A2) close to its junction at Catherine Grove and is immediately opposite Kwik Fit and Tesco Express. The A2 is a main arterial route, linking to Kent and the M25 to the west and Central London to the east. Deptford Bridge Station (0.2 miles) is also located nearby, providing services to Central London and the South East. Numerous buses also serve the locality.

The local area benefits from a good mix of national and local retailers as well as being a high-density residential area, with neighbouring occupiers including The Co-op, Travelodge Greenwich, and Lewisham College.



Description

The premises is comprised of a double retail unit arranged over ground and basement levels, which was previously occupied by a hair salon.

The property has 2 separate entrances, and there is an open doorway connecting the two units, with a staircase leading down to the basement which has been fitted with a kitchenette, shower-room and WC facilities.

The unit further benefits from good natural light, wooden laminate flooring, spotlights, alarm system, smoke detectors, gas central heating, 3-phase power, and wall mounted air-conditioning units. The property has a clearance height of 3.03m at ground level, and 2.34m in the basement.

Rent

£25,000 per annum exclusive.

Property Use

We assume the property currently benefits from E Use Class. However, interested parties should make their own enquiries of the local authority.

Accommodation

The unit has been measured on a Net Internal basis (NIA) to provide the following approximate areas:

Ground Floor:	42.72 sq. m.	(460 sq. ft.)
Basement:	38.39 sq. m.	(413 sq. ft.)
Total:	81.11 sq. m.	(873 sq. ft.)





Terms

Available immediately on a new FRI Lease for term to be agreed.

Business Rates

The property has a rateable value of £11,750 from 1st April 2026.

Further information can be found on the Valuation Office Agency (VOA) here:

<https://www.tax.service.gov.uk/business-rates-find/valuations/start/15064945000>

VAT

VAT is not applicable.



EPC

The property currently has a D rating.

Legal Costs

Each party to pay their own legal costs.

Viewings

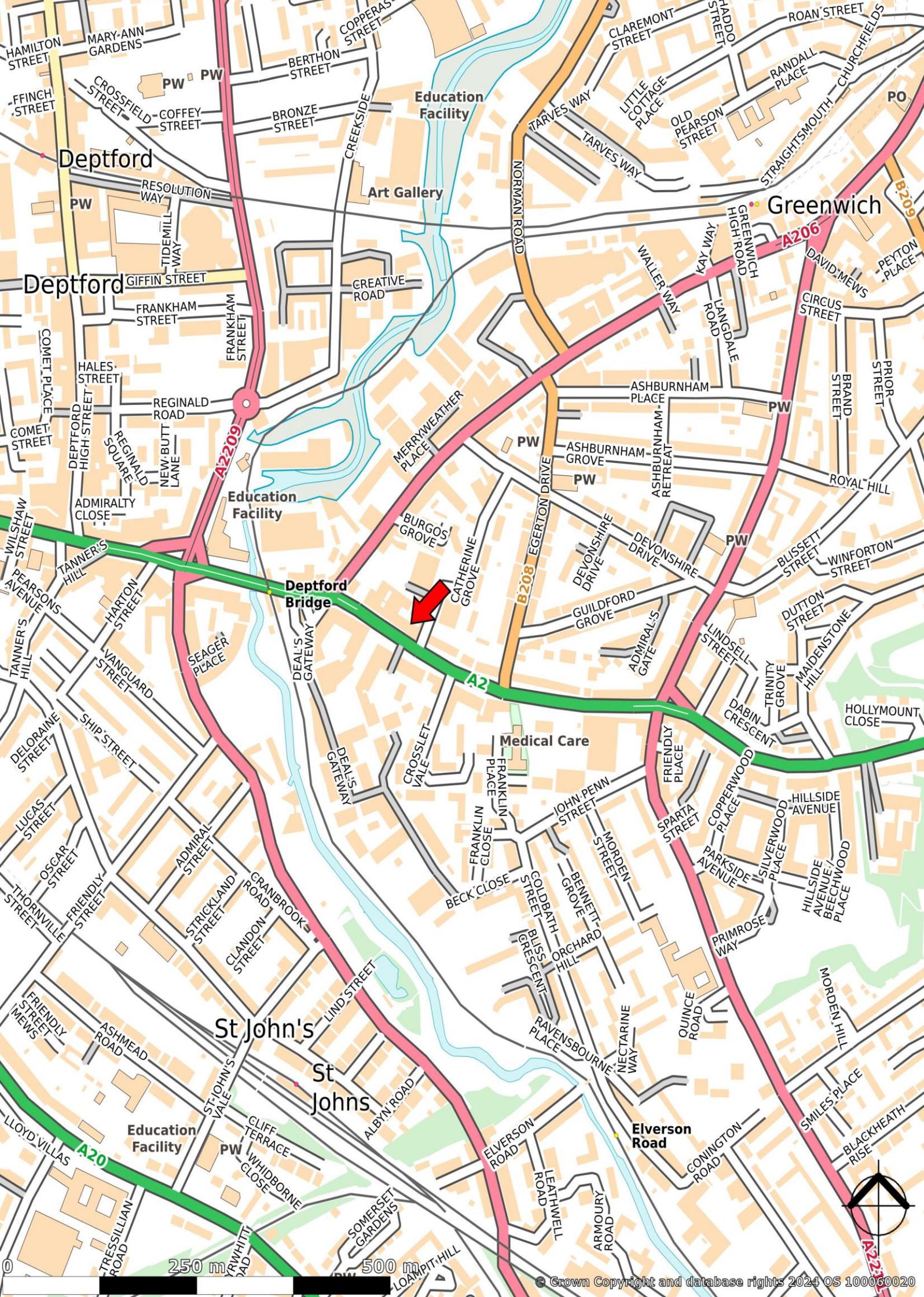
Strictly by prior arrangement with sole agents Hindwoods:

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Education Facility

Art Gallery

Greenwich

Education Facility

Deptford Bridge

Medical Care

St John's

St Johns

Elverson Road

Education Facility

250 m

500 m