

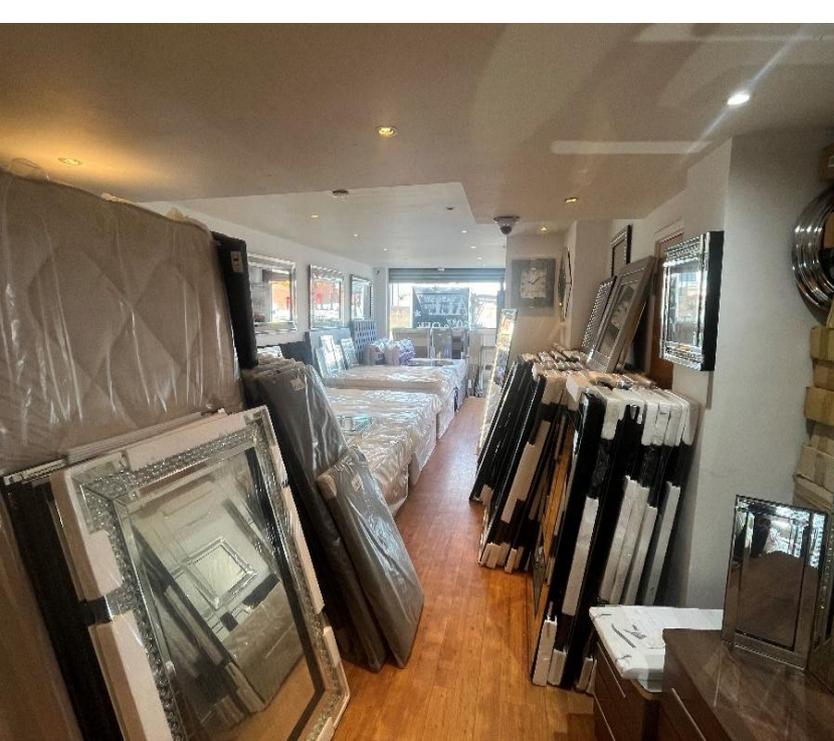


TO LET

238 Woolwich Road
Charlton
London
SE7 7QU

“E” Class Unit With Forecourt
Parking And Basement
103.69 sq m - 1116 sq ft



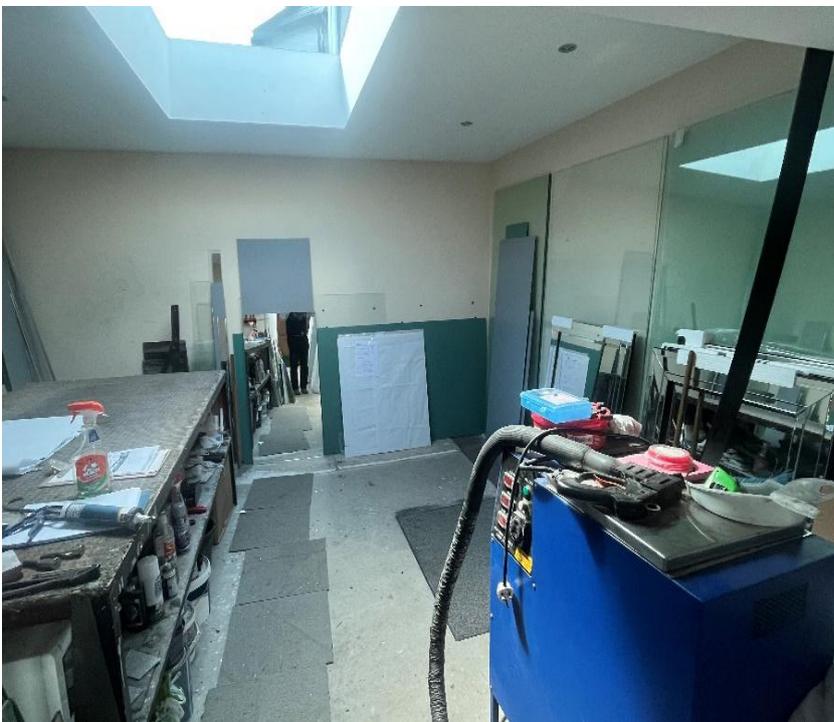


Location

The property is located on Woolwich Road at its junction with Dupree Road and as such has good visibility. The immediate surrounding area is a mixture of commercial and residential premises.

Woolwich Road is the main access road between Greenwich to the West and Woolwich to the East, and close to Greenwich Shopping Park, and as such has a high volume of vehicular traffic passing the property.

The area is well served by transport links, with Westcombe Park and Charlton Train stations both being within half a mile. Numerous bus routes pass the premises and Blackwall Tunnel approach is also within half a mile, giving direct access to East London.



Description

The premises comprise a retail unit, benefitting from electric shutters, GFCH, laminate wood flooring and spot lights. A glass partitioned office, ancillary space and W.C, leading to a single story extension to the rear (with additional side access) which has historically been used as storage, but has been replastered and has two skylights, and as such could be utilized for a range of different uses.

There is a dry basement, with approximately 6ft head height.

To the front of the property is a forecourt of approximately 35ft wide giving parking for 4 cars.



Planning

The premises are believed to have E class planning permission. However, the incoming tenant must make their own enquiries of the Planning Authority to ensure that their proposed use is permissible prior to entering into any form of contract.

Property Terms

The property is available to be let on a new Full repairing and insuring lease, for a term to be agreed, outside the Landlord & Tenant Act 1954.

Property Size

The unit has been measured on an NIA basis and provides the follow accommodation:

Retail area	42.27 sq m	455 sq ft
Office and ancillary	13.56 sq m	146 sq ft
W.C		
Rear Area	47.86 sq m	515sq ft
Basement Approx.	18.58 sq m	200sq ft
Forecourt parking		

Rent

£36,000 per annum exclusive.

Business Rates

The property has been entered into the 2026 rating with a rateable value of £9000. However, we advise that all interested parties make their own enquires of the local authorities.

Legal Costs

Each party to be responsible for their own legal costs.

VAT

Vat will not be applicable.

EPC

The property has an EPC rating of D(93).

Viewing

For further information please contact sole agents Hindwoods on 0208 858 9303.

Ben Lewis b.lewis@hindwoods.co.uk
CG6302

