

A4 UNIT TO LET IN CHARLTON

**THE WHITE SWAN, 22 THE VILLAGE,
LONDON, SE7 8UD**



Location:

The subject property occupies a prominent position Charlton Park Road, the surrounding area is a densely populated residential area.

Charlton Railway (National Rail) is located a short walk away.

Accommodation:

The unit is arranged over ground floor and basement and has the following approximate net internal areas:

Ground Floor: 2,207 sq. ft. (205.04 m²)

Basement: 1,238 sq. ft. (115.01 m²)

Use:

The retail premises benefit from A4 planning consent. Alternative uses may be considered subject to planning.

Rent:

£40,000 per annum exclusive.

Lease:

The premises are available by way of a new 10/15 year full repairing and insuring lease subject to 5 yearly upwards only rent reviews.

Rates:

Interested parties are advised to make their own enquiries directly with the Local Authority.

Legal Costs:

Each party to bear their own legal costs.

Viewings:

Please contact:

Ryan Mylroie
ryan@jenkinslaw.co.uk

Paul Jenkins
paul@jenkinslaw.co.uk