

# FIELD & SONS

COMMERCIAL

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## RETAIL / E-CLASS UNIT TO LET 152 TRAFALGAR ROAD, SE10 9TZ



### APPROX. 757 SQ FT (70.36 SQM)

#### LOCATION

The property is prominently located on Trafalgar Road within walking distance of Maze Hill train station with direct services to central London. Forms part of a local parade of independent shops, restaurants and professional services serving the wider surrounding residential area.

Other nearby occupiers include Tesco, Co-op, Greggs, KFC and Iceland, as well as various other bar, restaurant and leisure facilities.

#### DESCRIPTION

The premises is self-contained arranged over ground floor level as open plan space plus w.c.s and showers allowing for a wide variety of potential uses.

The overall approximate Net Internal Floor Area is 757 sq ft (70.36 sqm).

Has most recently been used as a personal training gym but under the E Use Class could potentially be suitable for other uses such as retail, office, professional services or healthcare.

# 152 TRAFALGAR ROAD, SE10

## AMENITIES

- Fully glazed frontage with double doors
- Vinyl flooring
- Wall mounted cassette comfort cooling
- Recessed spotlighting
- Two WCs & Showers

## TERMS

New lease on terms by arrangement.

## RENT

**£25,000 per annum, exclusive of all outgoings.**

## BUSINESS RATES

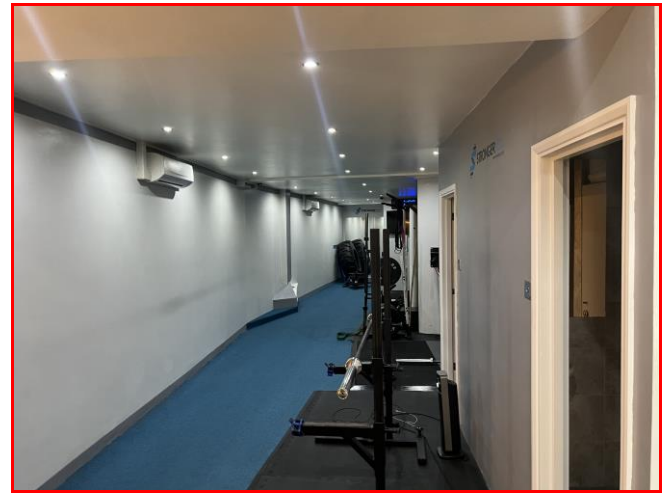
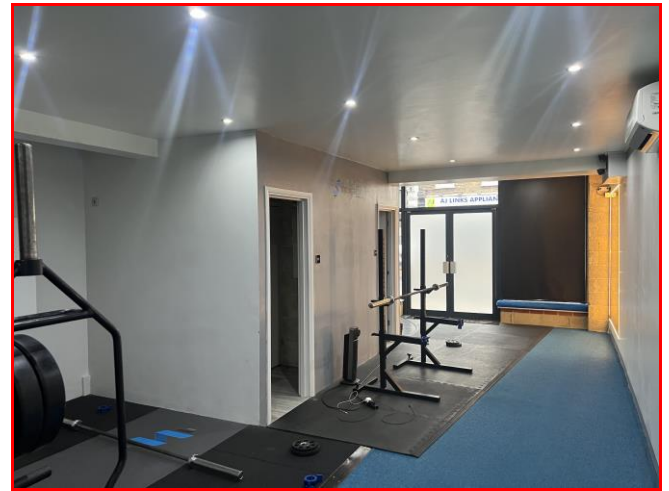
Interested parties are advised to make their own enquiries with Greenwich Council. (Rateable value is £12,250 so just above the zero business rates threshold).

## SERVICE CHARGE

TBC

## ENERGY PERFORMANCE

EPC Asset Rating = 50 (Band B).



## 152 TRAFALGAR ROAD – LOCATION PLAN



## FURTHER DETAILS

For further details please contact :

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