

JOHN PAYNE COMMERCIAL

SALES | LETTINGS | LAND | INVESTMENTS

TO LET ON NEW LEASE
GROUND AND BASEMENT OF FORMER BANK
TOTAL AREA APPROX. 1,700 SQ FT (157.94 SQ M)
NOW FALLS WITHIN THE NEW E CLASS
PROMINENT CORNER SITE
OPPOSITE BLACKHEATH RAILWAY STATION
WOULD MAKE IDEAL WINE/RESTAURANT (STP)



16 TRANQUIL VALE, BLACKHEATH, SE3 0A
GUIDE RENT £50,000 PAX

Commercial Property Agents & Surveyors

7 Hare & Billet Road, Blackheath, London SE3 0RB Tel: 020 8852 6125 Email: Commercial@johnpaynecommercial.com

www.johnpaynecommercial.com

These particulars are believed to be correct, but their accuracy is not guaranteed and they do not constitute an offer or form part of any contract. John Payne Commercial and its employees have no authority to make any representation or give any warranty in relation to this property.

Location:	The property occupies a prime corner position opposite the railway station and car park, almost opposite the Post Office and in the same parade as Oliver Bonas, Waterstones, McColl's, and a raft of other multiple retailers.
Description:	<p>An attractive period building comprising the ground and basement floors of a former banking hall which came under the old A2 use and now falls within the new E class enabling a far broader range of uses without the need for planning.</p> <p>The ground floor is open plan having a large return window frontage to Blackheath Grove, whereas the basement still retains its original vaults and secure storage areas, being ideal cavities for wine bar type use.</p> <ul style="list-style-type: none"> • PRIME LOCATION OPPOSITE STATION • WOULD MAKE IDEAL WINE BAR/RESTAURANT • PROMINENT CORNER SITE • 1,700 SQ FT OF SPACE ON TWO FLOORS • IN NEED OF REFURBISHMENT • 2 SURFACE CAR PARKS CLOSE BY • 15 MINUTES BY TRAIN INTO LONDON BRIDGE • UPPER PARTS NOT INCLUDED
Business Rates:	Interested parties are advised to make their own enquiries to the Local Authority, being the London Borough of Lewisham.
Terms:	To be let on a new effectively FRI lease for a minimum term of 10 years with 5 yearly rent reviews.
Deposit:	A deposit of up to 6 months rent may be required, subject to status.
Reference Fee:	Upon acceptance of offer and prior to documentation being circulated, the ingoing tenants will be required to make a non-refundable contribution of £250 + VAT in respect of referencing and credit check.
VAT:	Not applicable.
Legal Fees:	Each party to bear their own legal costs.
Viewing:	Strictly via appointment through sole agents JOHN PAYNE COMMERCIAL 020 8852 6125

JP/EJ/TV16/C00762

Misdescriptions Act 1991

Whilst every effort has been made to ensure the accuracy of these particulars they are in no way guaranteed and do not and will not constitute any part of a contract or any other form of agreement. No liability shall attach to John Payne Commercial or its representatives in relation to anything stated or omitted from these particulars. All prospective lessees purchasers are invited to and expected to inspect the property to check the accuracy of these particulars and to seek appropriate advice from their surveyor and/or solicitor

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2Ground Floor



1Ground Floor



3Ground Floor



4Ground Floor

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5Basement



6Basement



8Basement

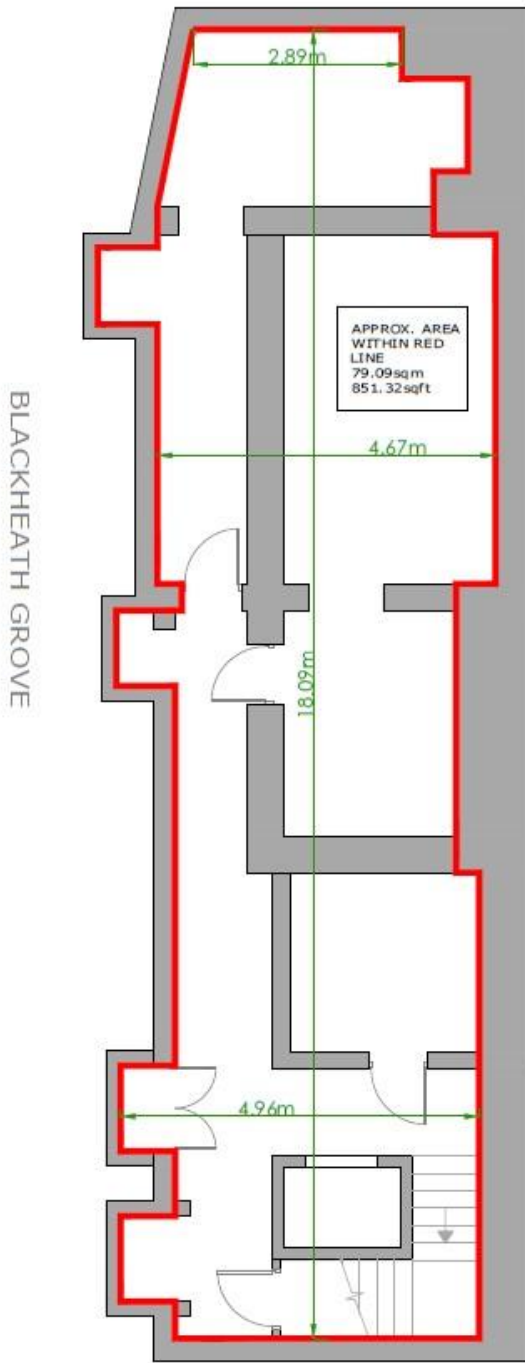


7Basement

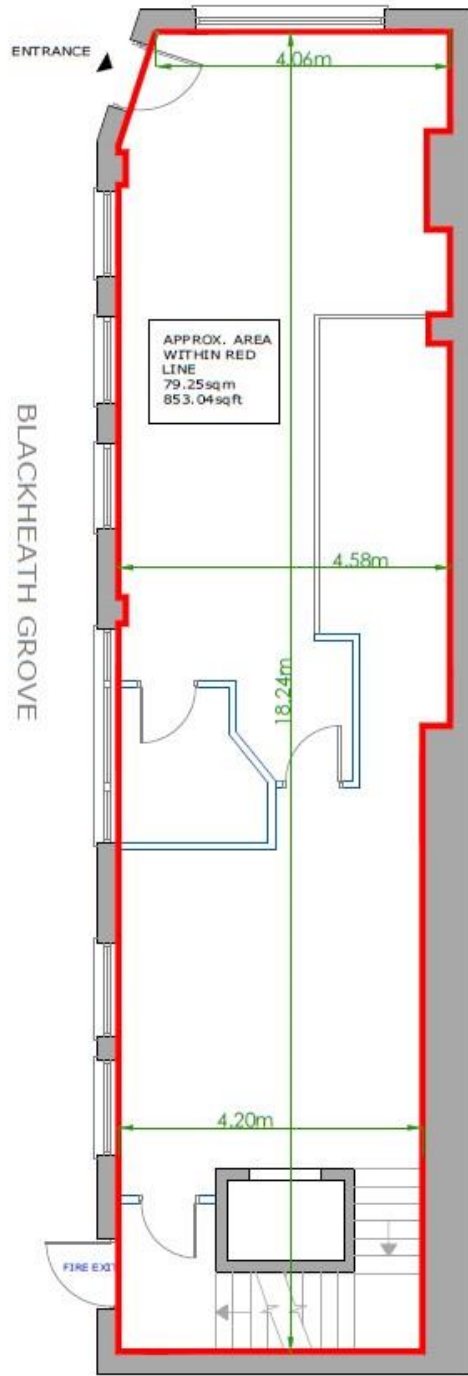
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TRANQUIL VALE



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PDF Floor Plans available upon request

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