

# JOHN PAYNE COMMERCIAL

SALES | LETTINGS | LAND | INVESTMENTS

**TO LET ON NEW LEASE**

**PRIME SITE IN BLACKHEATH VILLAGE  
FORMER RESTAURANT PREMISES  
CURRENTLY TRADING AS HOMEWARE SHOP  
GIA C2000 SQ FT - ALL ON GROUND FLOOR  
LARGE GARDEN – CAN BE INCLUDED IF REQUIRED**



**16-18 MONTPELIER VALE, BLACKHEATH, SE3 0TA  
GUIDE RENT**

**£95,000 PA EX inc Garden £85,000 PA EX exc Garden**

Commercial Property Agents & Surveyors

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

[www.johnpaynecommercial.com](http://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.

<b>Location:</b>	On the East side of Montpelier Vale, close to the junction with Tranquil Vale within 3 minutes walk of the station. Other occupiers in the village include The Ivy Restaurant, Franco Manca, Gails Bakery and a number of modern fashion outlets
<b>Description:</b>	A double fronted premises formerly occupied by Café Rouge and more recently used under the new E class as a retail shop for the sale of Homewares. The shop frontage is approximately 24' with an overall depth in excess of 75' which takes in things like stores, toilets and large kitchen and prep areas where a lot of the original equipment remains. In addition, the garden can be included if required under separate Licence.
<b>Business Rates:</b>	Interested parties are advised to make their own enquiries to the local Authority, being the London Borough of Lewisham.
<b>Terms:</b>	To be let on a new lease outside the provisions of the Landlord & Tenant Act 1954, for a term of 10 years incorporating an upward only rent review at year five.
<b>Deposit:</b>	A deposit of up to 6 months rent may be required, subject to status.
<b>Reference Fee:</b>	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.
<b>VAT:</b>	VAT is applicable to the rent and any service charges.
<b>Legal Fees:</b>	Each party to bear their own legal costs.
<b>Viewing:</b>	Strictly via appointment through sole agents JOHN PAYNE COMMERCIAL 020 8852 6125 <b>UNDER NO CIRCUMSTANCES SHOULD DIRECT APPROACHES TBE MADE TO THE PROPERTY WITHOUT APPOINTMENT</b>

JP/LE/16-18MPV

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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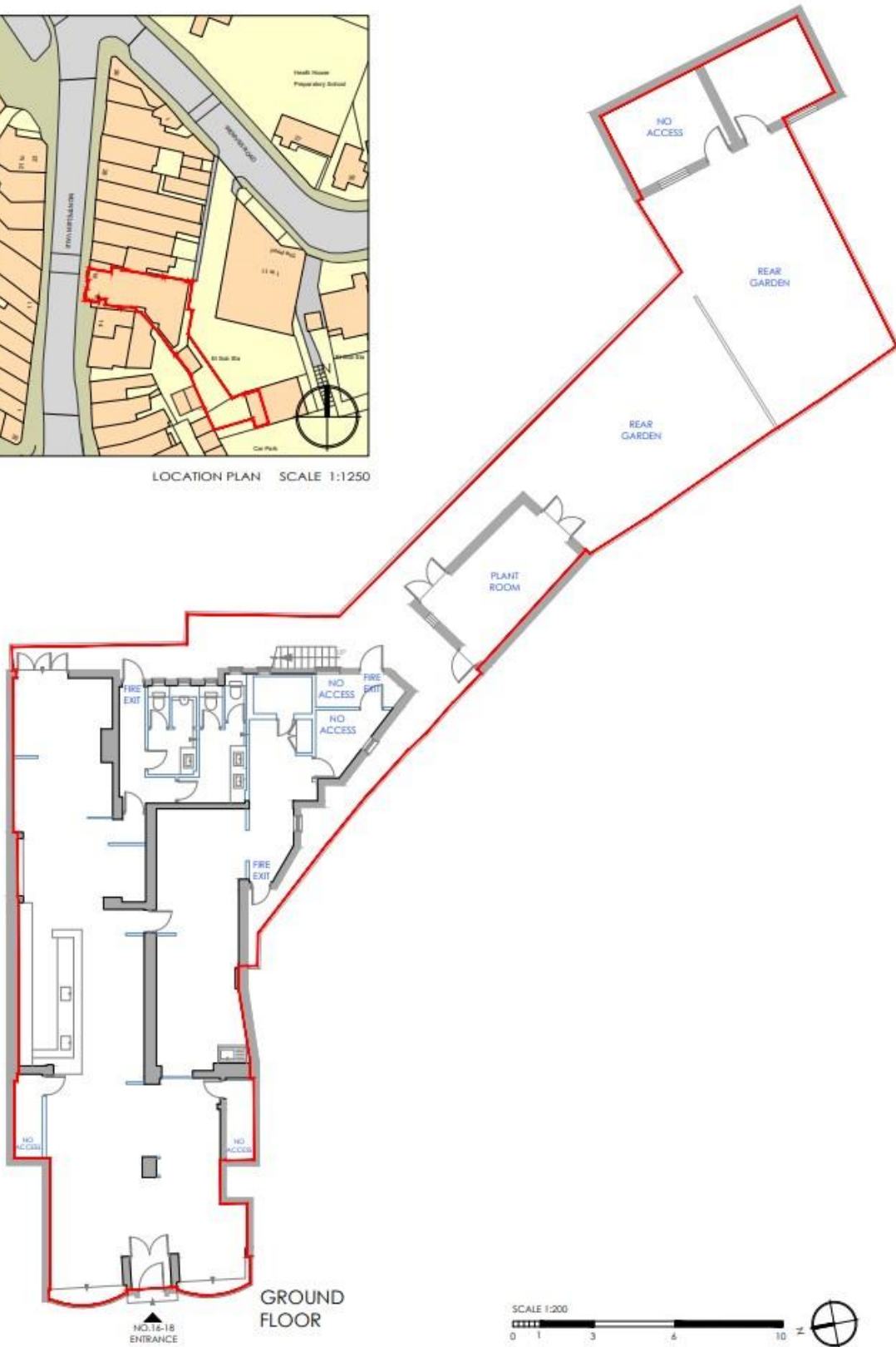
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LOCATION PLAN SCALE 1:1250



GROUND FLOOR

SCALE 1:200

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