

# Blackheath, London SE3

## 15-17 Blackheath Village

Class E Opportunity – Lease For Sale



### Location

Located in the affluent area of Blackheath, SE3, the subject property occupies a prominent position on Blackheath Village, in close proximity to Blackheath railway station which has direct links into Central London.

Nearby retailers include Bianco 43, Postmark, Winkworth Estate Agent, and GAIL's. Other nearby retailers include The Ivy Café, Oliver Bonas, Space NK and Jigsaw.

### Demise

The property is arranged over ground floor only, comprising the following approximate net internal floor area:

|                     |                    |                 |
|---------------------|--------------------|-----------------|
| <b>Ground Floor</b> | <b>3,456 sq ft</b> | <b>321 sq m</b> |
|---------------------|--------------------|-----------------|

*Planning consent has been obtained to improve the shop frontage – more detail is available upon request.*

### Tenure

The property is available by way of an assignment of an existing lease expiring on **11/10/2032**, with a tenant only break option on **12/10/2028**. The lease is contracted inside the Landlord and Tenant Act 1954.

### Passing Rent

£100,000 per annum exclusive.

### Rates

|                       |                 |
|-----------------------|-----------------|
| <b>Rateable Value</b> | £36,500         |
| <b>Rates Payable</b>  | £18,213.50 p.a. |

Interested parties are advised to make their own enquiries to Lewisham Council on 020 8314 6000.

### EPC

Available upon request.

For further information or to arrange a viewing please contact:

**forge**

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50 metres

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