

## Shop to Let

WOOLWICH

72-74 Powis Street

Con dential - Staff Unaware

### Location

The premises occupy a prime trading position on Powis Street adjacent to W H Smith and Savers. Multiple occupiers located in the nearby vicinity include Card Factory, Holland & Barrett, O2 and Iceland.

An extract from the street plan is attached upon which the property has been highlighted.

### Accommodation

The property is arranged over ground floor and basement comprising the following approximate net internal floor areas:-

Ground Floor Sales	2,772 sq ft	257 sq m
Basement	661 sq ft	61 sq m

### Lease

The property is available by way of assignment or subletting of the existing lease expiring 2nd November 2022 at a current passing rent of £95,000 per annum exclusive.

### Service Charge

£3,250.00 + VAT

### EPC

An EPC has been commissioned and a copy can be provided upon request.



### Rates

We have been verbally advised that the property is assessed as follows:

Rateable Value	£114,000
UBR (2020/2021)	£0.512
Rates Payable	£58,368

Interested parties are advised to make their own enquiries to the Local Authority to verify this information.

### Legal Costs

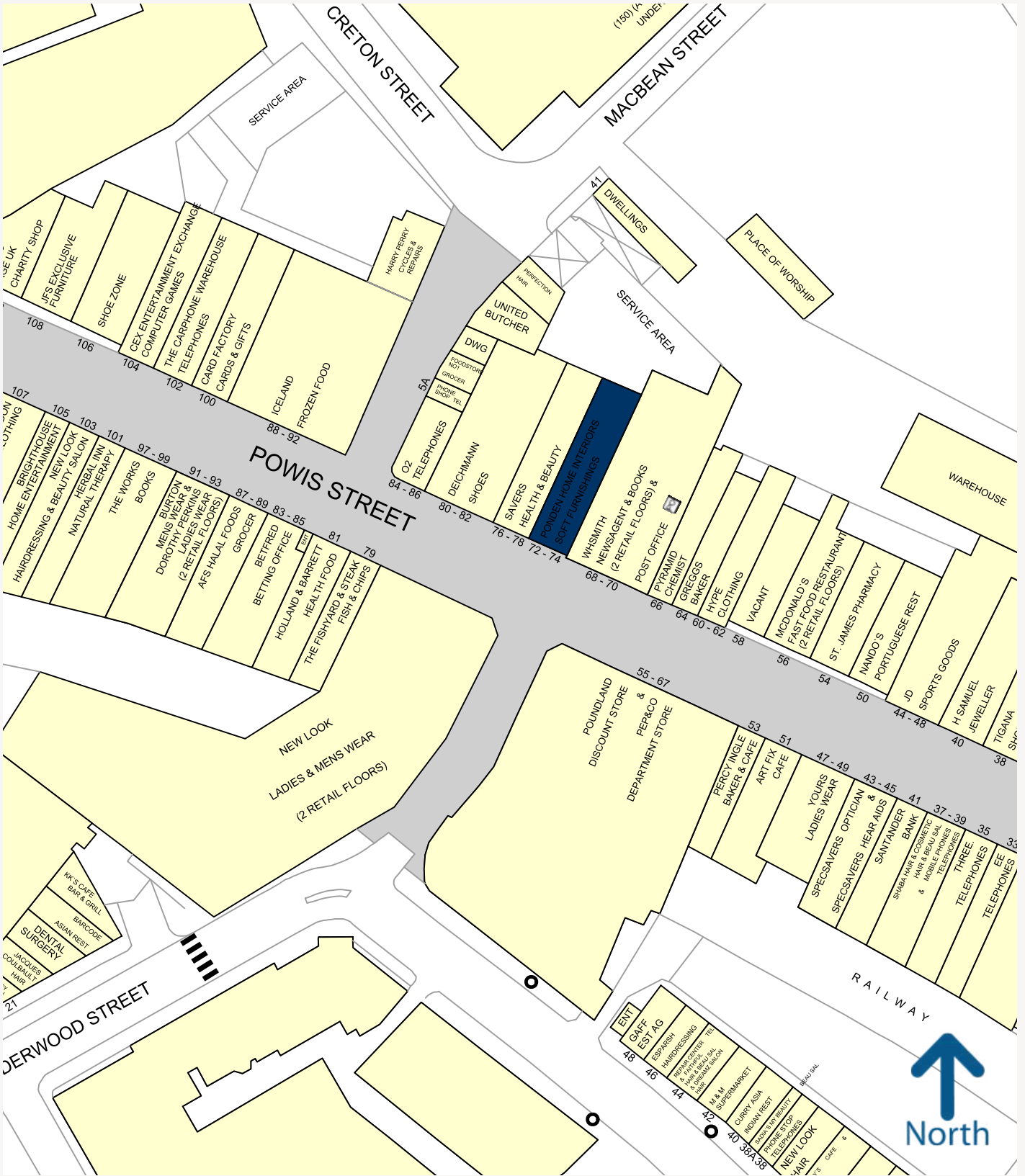
Each party is to be responsible for their own legal costs incurred in the transaction.

## Viewing

All viewings are strictly by prior appointment.  
For further information or arrangements to inspect please contact:

**Rory Gittins**  
rory@primeretailproperty.com  
020 7016 5345





# Prime<sup>+</sup> Retail

Europa House  
2 Conduit St, Mayfair  
London, W1S 2XB  
[primeretailproperty.com](http://primeretailproperty.com)

For more information contact:  
**020 7016 5340**

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