



Shop – To Let

LOCATION

Blackheath is an attractive and affluent area located in southeast London, just 5 miles from Central London. Known for its charming village atmosphere, it combines a mix of independent and national retailers, restaurants and cafés. The property is ideally located a short walk from Blackheath Station, which provides direct rail links to London Bridge and Cannon Street in under 20 minutes.

The property occupies a prominent position on the western side of Montpelier Vale. Nearby occupiers include **The Ivy Café, Waterstones, Holland & Barrett, Jojo Maman Bebe, Oliver Bonas, Gail's** and **Cook**.

ACCOMMODATION

The property is arranged over ground, first and second floors, with the following approximate dimensions and net internal floor area:-

Ground Floor Sales	50.26 sq m	541 sq ft
Ground Floor Ancillary	24.89 sq m	268 sq ft
First Floor Store	21.83 sq m	235 sq ft
Second Floor Store	17.28 sq m	186 sq ft
Total GIA	114.26 sq m	1,230 sq ft

TERMS

The property is available by way of a new effectively full repairing and insuring lease, at a commencing rent of **£35,000 per annum exclusive**.

ENERGY PERFORMANCE CERTIFICATE

The property is currently rated within band C. A copy of the EPC is available on request.

RATING ASSESSMENT

Current Rateable Value	£28,500
Rate in the £ (2024/25)	49.9p

Prospective occupiers should make their own enquiries to verify this information.

LEGAL FEES

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

CONTACT

For further information or to arrange an inspection of the property please contact sole agents:-

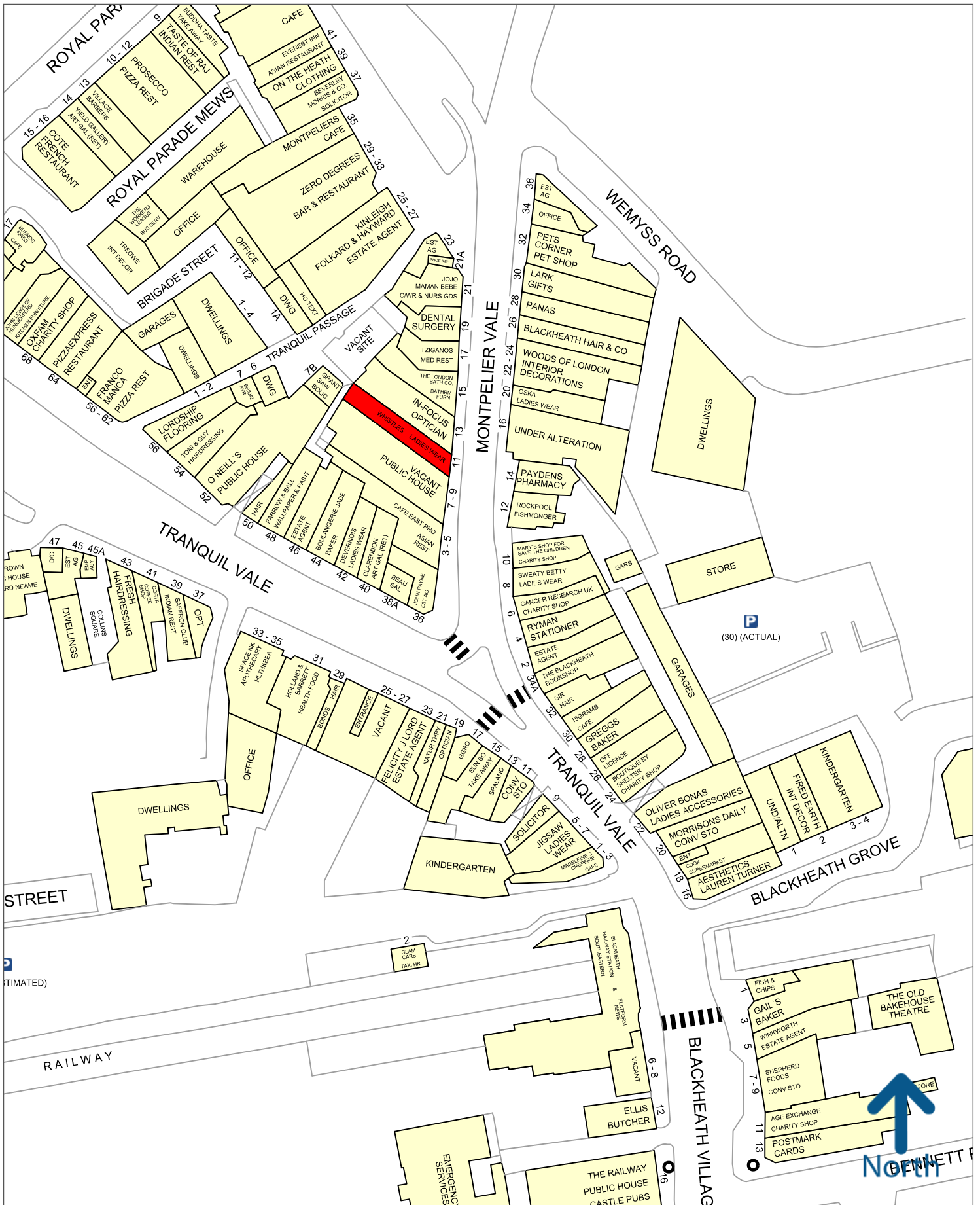
Jack Pearman
01892 707511
07483 361559

jpearman@cradick.co.uk

Alex Standen
01892 707577
07770 935263

astanden@cradick.co.uk

Subject to Contract and Exclusive of VAT



Experian Goad Plan Created: 04/02/2025
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