

**Greenwich Property, Woolwich Centre, 35 Wellington Street, Woolwich, SE18 6HQ Tel: 020 8921 5515 or Fax: 020 8921 4949**

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**12 Old Dover Road, Blackheath Standard, SE3 7BT**

**Viewing: By appointment, contact Mark Chapman  
mark.chapman@royalgreenwich.gov.uk or 07860 479860**

A lock up shop in a parade fronting Old Dover Road, with M&S Simply Food located towards the end of the southwest parade and Blackheath library at the north east end. There are a variety of uses including a chemist, florist, optician, greengrocers, butchers, fashion store, beauty therapist, newsagents, pet supplies, hairdressers, cafes/restaurants and takeaway food stores.

The unit is currently vacant and could be used for a variety of uses under the current class E use of the Town & Country Planning (Use Classes) (Amendment) Regulations 2020.

Current uses on the parade: A mixed use of businesses as described above.



**Accommodation:** Approximate areas –  
48 sq m (517 sq ft) main shop space,  
8.2 sq m (88 sq ft) ancillary space, and,  
21.3 sq.m. (229 sqft) rear yard.

**Guide Rental:** £17,500 per annum, exclusive of all outgoings.

**Rateable Value:** £12,750 with current rate payable for 2023/24 at £0.499 pence of £1  
  
There may be a reduction in rates payable if this is a Tenant's sole UK business, please check with RBG Business rates department.



**AVAILABLE**

### **Important Information and Guidance for Applicants – Retail Premises to Let**

**Viewings** Internal viewings are by appointment only. Before an internal viewing is requested, applicants should view the premises externally and have regard to the rest of the shopping parade and/or the area generally in order to assure themselves that the premises are likely to be suitable for their proposed use.

**Letting policy** The Council will consider letting the property only for a use that is not currently represented on the parade. Further restaurant/take away use may not be considered and certain other uses (e.g. video shop, mini cab offices) may be inappropriate. The majority of the Council's shop premises are for A1 retail use only. However, if your proposed use is acceptable to the Council (as Landlord) but the use requires planning permission, it will be necessary for you to submit an application to the Council's Planning Department. You should not submit any planning application until advised to do so by the valuer dealing with the specific property. You should note that any planning application is solely at the applicant's risk and cost. Some uses may also require a consultation to be carried out with local residents but you will be advised of this at the time of your application.

**Rent** The rent may be negotiable depending upon the proposed use, the lease terms and the condition of the property but a guide rental has been provided for each available premises. The rental is expressed as an annual figure and is exclusive of all outgoings. The rent will be payable quarterly (every three months) in advance. If there is considerable demand for an individual property it may be let by means of an informal tender where all interested parties will have to submit their best and final offer by a closing date.

**National Non-Domestic Rates** The Rates payable have also been provided for each premises, however, applicants are advised to confirm the figure with either the Council's Business Rates section on 020 8921 5221, or by contacting the District Valuer Agency at the following link <https://www.gov.uk/introduction-to-business-rates>

**Lease terms** Generally, a 12-year lease with 3 yearly rent reviews will be offered, although a shorter-term tenancy may be considered but not less than 3 years. The Council's standard lease provides that the Tenant is responsible for all repairs together with a contribution to the cost of any works carried out by the Council to the main structure. The Council will not permit sub-letting, but an assignment (i.e. transfer/sale) of the lease may be permitted subject to Landlord's consent. The Council will insure the premises for fire and other perils and the Tenant will reimburse the premium. A Tenant would need to make his/her own arrangements if plate glass, contents and/or personal liability insurance is required. The premises must be handed back to the Council in repair at the end of the tenancy.

**Application** Having viewed the premises, applicants will be required to complete, in full, a standard application form. The form requires details of persons able to provide business references for the applicant, authorises the Council to undertake investigations to check the applicant's credit status, address details, listing on the Voters Roll and details of any County Court judgements. The Council will supply the applicant with a bank reference form, which must be completed and handed to his/her bank directly. The applicant must pay any bank costs/charges for providing the reference. If an applicant has not been in business before, and cannot provide business references, the Council may still be in a position to proceed with a letting, subject to either a lease guarantor or the payment of a rent deposit.

**Acceptance of Rental Offer** On completion of our investigations, receipt of satisfactory references and agreement on the main terms of the proposed lease, we will instruct the Council's Legal Services Department to issue the draft lease. We will treat the property as being 'under offer' and will no longer actively market the premises. The Council requires that parties should work towards completing the new lease within two months of the issue of the draft lease. The letting is not legally binding on either party until the lease is completed.

**Fees** The Tenant will be responsible for the Council's surveyor's fees (£500) and reasonable legal costs involved in the grant of the new lease. The applicant is advised to appoint their own Solicitor/legal advisor to assist them in the matter, however, any costs incurred will rest solely with the applicant.

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## Energy performance certificate (EPC)

12, Old Dover Road LONDON SE3 7BT	Energy rating <b>E</b>	Valid until: 24 March 2032  Certificate number: 1953-0800-0031-5796-6518
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Property type: A1/A2 Retail and Financial/Professional services

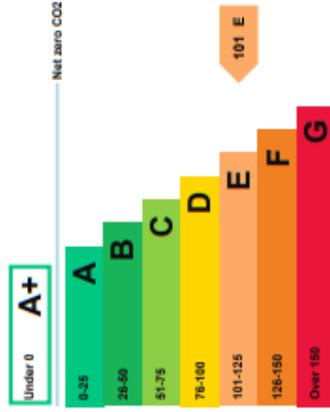
Total floor area: 64 square metres

### Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

### Energy rating and score

This property's current energy rating is E.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

## How this property compares to others

Properties similar to this one could have ratings:

If newly built

27 B

If typical of the existing stock

79 D

## Breakdown of this property's energy performance

Main heating fuel	Grid Supplied Electricity
Building environment	Heating and Natural Ventilation
Assessment level	3
Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> per year)	120.81
Primary energy use (kWh/m <sup>2</sup> per year)	715

## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report](#) ([/energy-certificate/0275-4494-3568-6342-7447](#)).