

WOOLWICH

71-77 POWIS STREET

SHOP TO LET

LOCATION

Powis Street is home to Woolwich's core retail provision connecting the Woolwich ferry terminal to the local DLR and train stations. The premises occupy a prominent corner location on Powis Street adjacent to **Poundland** and opposite **WHSmith**, **Savers** and **Deichmann**. Other national retailers nearby include **Primark**, **Lidl**, **Boots**, **TK Maxx**, **Peacocks**, **Holland & Barrett** and **Iceland**.

ACCOMMODATION

The premises is arranged over ground, first and second floors with the following approximate gross internal areas:

Ground Floor (<i>approximately 5,000 sq ft and then 5 steps up to 18,500 sq ft</i>)	25,598 sq ft	2,378 sq m
First Floor	25,443 sq ft	2,364 sq m
Second Floor	1,810 sq ft	168.2 sq m

LEASE

A new effectively full repairing and insuring lease with 5 yearly rent reviews.

RENT

£250,000 per annum exclusive of rates, service charge and VAT.

SERVICE CHARGE

Service charge figures are to be confirmed but the annual levy will be approximately £5,000.

RATES (2024/25)

We have been verbally advised that the premises have been assessed as follows:

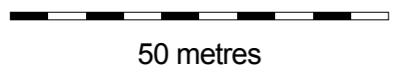
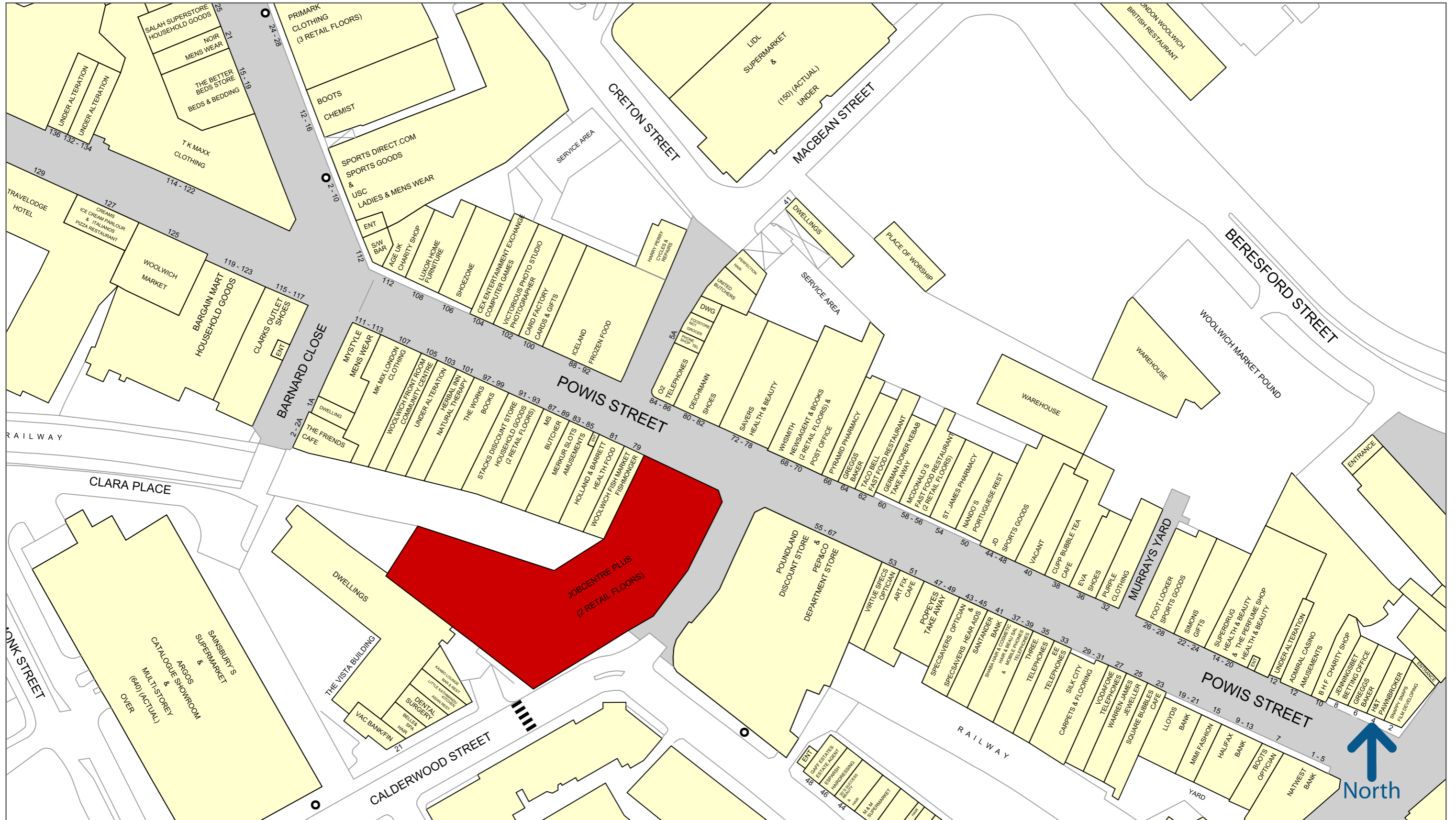
Rateable Value:	£167,000
Rates Payable:	£91,182

Interested parties should verify these figures with Royal Borough of Greenwich.

FURTHER INFORMATION & VIEWINGS

For further information please contact **Graham Phillips** on 07958 955257 / gphillips@mcmullenre.com or **Heather Bajade** on 07708 899128 / hbajade@mcmullenre.com.

SUBJECT TO CONTRACT



Experian Goad Plan Created: 17/09/2024
Created By: McMullen Real Estate



Copyright and confidentiality Experian, 2023. © Crown copyright and database rights 2023. OS 100019885

For more information on our products and services:
www.experian.co.uk/business-products/goad | salesG@uk.experian.com