

# WOOLWICH

## 40-42 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 location adjacent to **JD Sports**. Other national retailers nearby include **Poundland**, **Nandos** and **Footlocker**.

#### ACCOMMODATION

The premises is arranged over ground floor only with the following approximate gross internal area:

Ground Floor	1,647 sq ft	153 sq m
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#### LEASE

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

#### RENT

**£79,500 per annum** exclusive of rates, insurance, service charge and VAT.

#### SERVICE CHARGE

Service charge figures are to be confirmed.

#### RATES (2024/25)

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

Rateable Value: £67,500

Rates Payable: £36,855

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](mailto:gphillips@mcmullenre.com) or **Heather Bajade** on 07708 899128 / [hbajade@mcmullenre.com](mailto:hbajade@mcmullenre.com).

#### SUBJECT TO CONTRACT



50 metres

Experian Goad Plan Created: 17/09/2024

Created By: McMullen Real Estate

For more information on our products and services:

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