

For Sale

Long Leasehold Retail Unit



WICK TOWER, 138-152 POWIS STREET, WOOLWICH, LONDON SE18 6LR

On the instructions of the Fixed Charge Receivers

GIA: 13,690 sq ft (1,272 m²)
NIA: 12,200 sq ft (1,114 m²)

LOCATION

The property occupies a prominent position on the northern side of Powis Street in Woolwich town centre. Powis Street comprises a mixture of retail offerings including national operators such as TK Maxx, Primark and Boots, as well as a number of cafés, restaurants and other amenities.

The property benefits from good public transport links with both Woolwich Arsenal and Woolwich stations situated within a short walk, with Elizabeth Line, Thameslink, DLR and Southeastern rail links, providing regular services into Central London and London City Airport.

There is vehicular access to the rear of the unit, with a loading bay and five designated parking spaces at lower ground floor level.

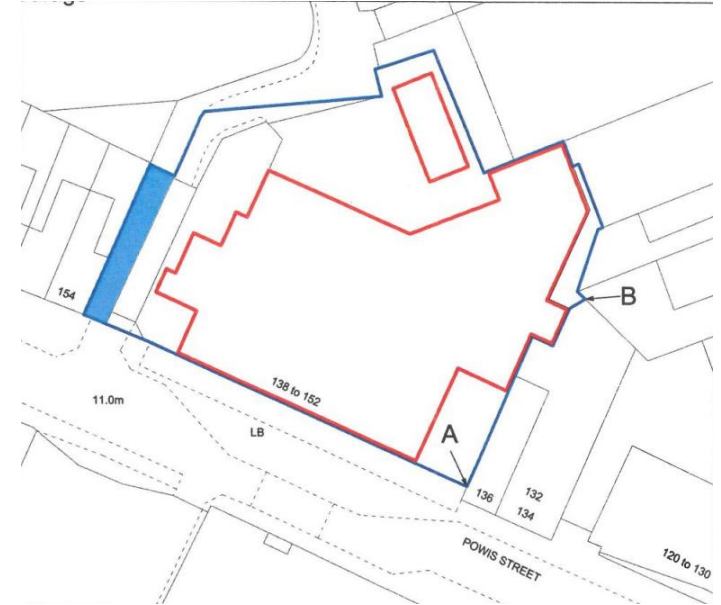
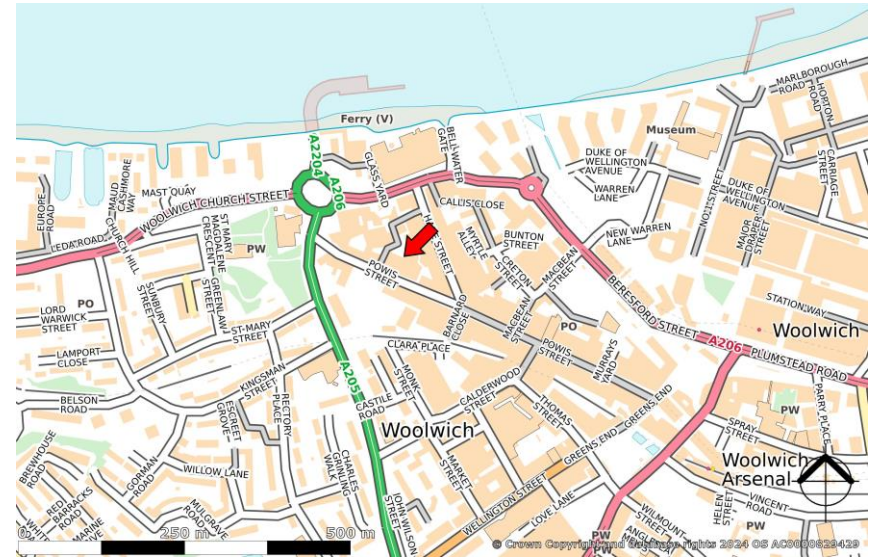
DESCRIPTION

The property comprises a large commercial unit (Class E) situated within a modern mixed use development fronting Powis Street.

The unit is predominately arranged over the ground floor with loading access and lift, plant room and bin store located at lower ground level. There are five designated car parking spaces and a loading bay accessed via gates to the rear of the unit.

Internally the unit provides a large open plan space at ground floor level extending to 12,808 sq ft GIA and a net lettable area of 12,200 sq ft. The property is in shell and core condition with capped services. The property would suit a variety of uses with the potential to sub-divide subject to the necessary consents.

Floor to ceiling height of 4.5m. BREEAM Certified.



ACCOMMODATION

The property provides the following approximate Gross Internal Area:

ACCOMMODATION	Sq M	Sq Ft
Ground	1,189.90	12,808
Lower Ground Floor	81.94	882
Total	1,271.84	13,690

TENURE

The property is held long leasehold for a term of 999 years from 1st January 2022 at a peppercorn ground rent.

SERVICE CHARGE

Further details available upon request.

USE CLASS

Use Class E

BUSINESS RATES

The property has not been assessed for business rates.

LEGAL COSTS

Each party is to bear their own legal costs.

VAT

We understand that the property is elected to tax and VAT will therefore be applicable to the purchase price.

EPC

Available upon request.

GUIDE PRICE

Offers are invited for the long leasehold interest.

CONTACTS:

For further information or to arrange a viewing please contact:

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GROUND FLOOR PLAN



LOWER GROUND FLOOR PLAN

