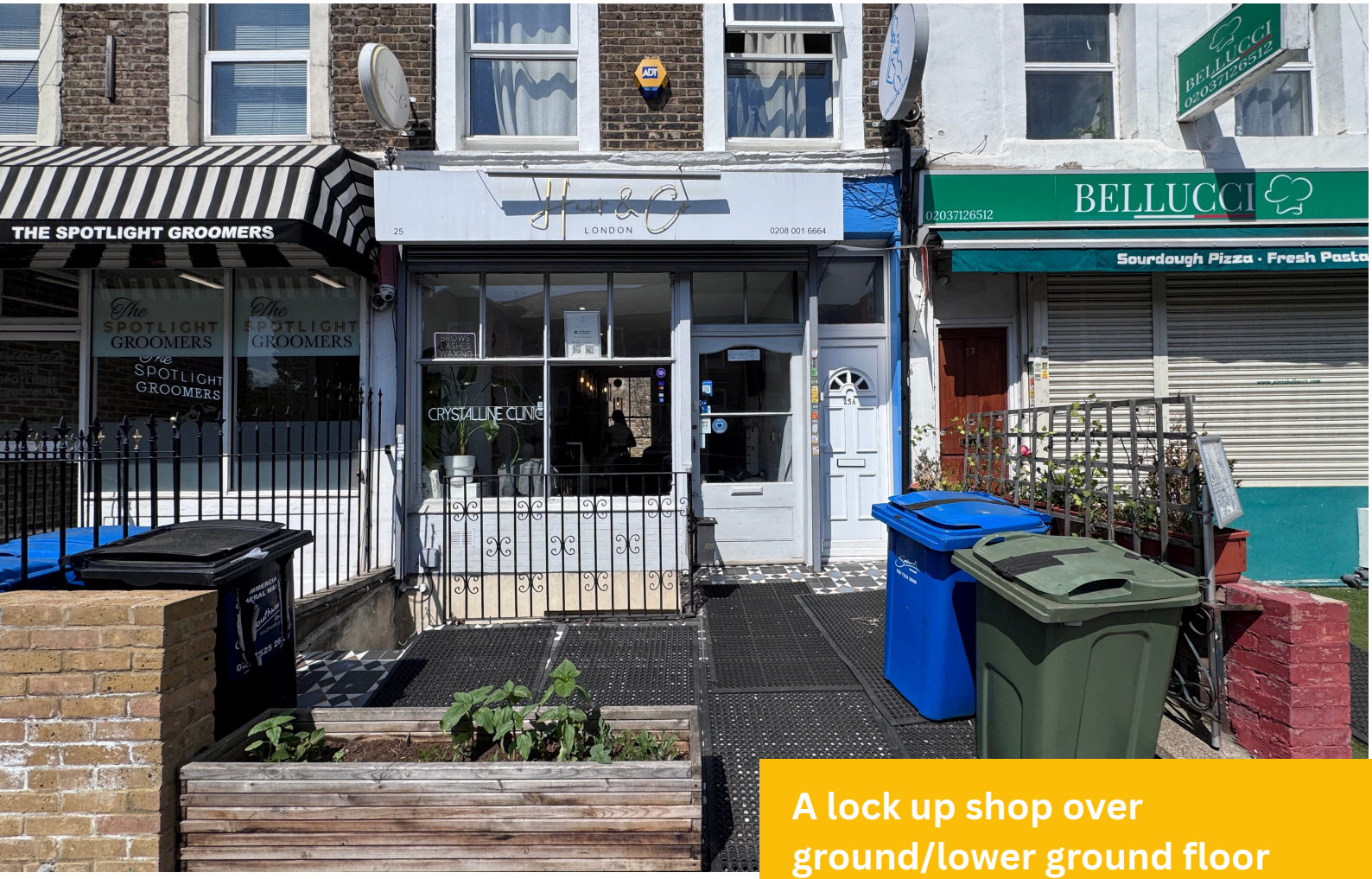
TO LET

25 Plough Way London SE16 2LS



A lock up shop over ground/lower ground floor and yard

A lock up shop over ground/lower ground floor and rear yard to let on a new lease.

TO LET

£27,000

per annum exclusive

hnf Property

0208769 0161

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Description

The property comprises a business premises most recently used as a hair and beauty salon. The property is partitioned as a ground floor sales area, two treatment rooms at lower ground floor and a rear yard. There is a further ancillary room In the yard. The property benefits from a glazed frontage, a forecourt and a secondary means of escape from the basement. The premises is considered suitable for a variety of uses such as retail, some leisure and quasi medical uses.

Location

Plough Way is situated in a well-established and increasingly vibrant part of South East London, within the popular Surrey Quays area. The property benefits from a strategic position in a densely populated residential neighbourhood. The premises enjoys convenient access to major transport links, with Surrey Quays Overground Station and Canada Water Underground Station located nearby, offering excellent connections across London. The surrounding area also benefits from strong road connectivity, including easy access to Rotherhithe, Bermondsey, Canary Wharf, and Central London. Plough Way itself is a bus route serving the surrounding residential community and nearby commercial occupiers, generating regular pedestrian and vehicular traffic throughout the day. The area is home to a mix of independent operators, convenience retailers, cafés, restaurants, and residential developments, creating a lively and active trading environment.

Accommodation

GROUND FLOOR

Gross frontage	3.5m (11ft) approx..
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Internal width	3.5m (11ft) approx.
Maximum depth	7.1m (23ft) approx.
Sales area	22.95m2 (247ft2) approx.
Rear Yard	31.8m2 (342ft2)
Ancillary room	2.73m2 (29ft2)
WC	
Forecourt	

Accommodation

LOWER GROUND FLOOR

Treatment Room 1	13.52m2 (145ft2)
Treatment Room 2	7.5m2 (80ft2)

Tenure

A new lease, the length of which is to be negotiated.

Rent

An initial rent of **£27,000** (Twenty seven thousand pounds) **per annum exclusive** is sought.

EPC

The property has an EPC rating of 43 within Band B.








First Aid
mindray
DANIEL DIYEPRIYE
BEAUTY


Fire exit
Keep clear


Toilet





Business Rates

The property has a rateable value of £9500. Interested parties should make enquiries of the local authority with regard to their intended use prior to offer.

VAT

We are advised that the property is not elected to VAT.

Use / Planning

We understand that the property currently falls within class E of the current town and country planning use classes order.

Interested parties should make enquiries of the local authority in respect of their intended use prior to offer.

Contact

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0208 769 0161

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