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# TO LET

19 Plough Way, London, SE16 2LS



**Former takeaway with  
forecourt to let -  
no premium**

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**A ground floor former takeaway  
premises to let under a new lease**

**RENTAL PRICE  
£35,000**



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## Description

The property comprises a former ground floor takeaway premises with a forecourt. Internally, the premises offers a practical and functional layout, including a main customer service area, food preparation/workspace areas and two cold rooms (not tested). The property benefits from a relatively open-plan arrangement that can be adapted to suit a variety of business requirements. There is an electric roller shutter and extraction (not tested). The premises further benefits a small forecourt to the front of the property.

## 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

<b>Gross frontage:</b>	5.713m (19ft) approx.
<b>Internal width:</b>	5.713m (19ft) approx.. narrowing to 4.5m (14ft) approx.
<b>Maximum depth:</b>	16.18m (53ft) approx
<b>Gross internal area:</b>	75.96m <sup>2</sup> (817ft <sup>2</sup> ) approx

**WC**

**Forecourt**





## Tenure

The property is to be offered by way of a new lease, the length of which is to be negotiated.

## Rent

An initial rent of **£35,000 (Thirty five thousand pounds) per annum exclusive** is sought.

## EPC

The property has an EPC rating of 105 within Band E

## Business Rates

The property has a **rateable value of £19,250**. Interested parties should contact the local authority to confirm the rates payable.

## VAT

we understand that the property is not elected to VAT.

## Use / Planning

We understand the property retains planning consent as a takeaway premises.

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

### Contact

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