

Greenwich Property, Woolwich Centre, 35 Wellington Street, Woolwich, SE18 6HQ Tel: 020 8921 5515 or Fax: 020 8921 4949

Please note that these particulars or any part thereof, do not constitute any offer or contract. Whilst every care has been taken in their preparation, neither the Council nor its employees accept any liability for any inaccuracies therein and prospective tenants are advised to satisfy themselves as to the correctness of the detail

82-84 Mcleod Road, Abbey Wood, SE2 0BS

Viewing: By appointment, contact Courage Ikonagbon:

courage.ikonagbon@royalgreenwich.gov.uk or 020 8921 5525 or 07856 337 242

A vacant double unit in an otherwise fully-let parade comprising of six other shops. The property is within walking distance to the Elizabeth Station on the Abbey Estate

Planning: Unit has consent for "E" use (Retail)

Current uses on the parade: African food store, Off Licence, Hair salon, Newsagent, Accountancy Practice, Fish 'n' Chip shop

Terms: The premises are to be let on a new internal repairing and insuring lease for a term to be agreed.

Application will be welcome for uses currently not represented on the parade.

Accommodation:

Retails area: 81sq m (867sq. ft)

Store: 44.5sq m (479 sq. ft)

Open yard: 90.3sq m (972sq.ft)

Guide Rental:

£23,500 per annum, exclusive of all outgoings.



AVAILABLE

Important Information and Guidance for Applicants – Retail Premises to Let

Viewings Internal viewings are by appointment only. Before an internal viewing is requested, applicants should visit the estate to assure themselves that the premises and their location are likely to be suitable for their proposed use.

Letting policy: The Council maintains a policy on lettings that allows for a diversity of occupiers on its parade of shops.

Rent: A guide rental has been provided for the premises. The rental is expressed as an annual figure and is exclusive of all outgoing. The rent will be collected quarterly (every three months) in advance.

Business Rates Applicants are advised to confirm the rate payable with either the Council's Business Rates section on 020 8921 5221, or by contacting the District Valuer Agency at the following link: <https://www.gov.uk/introduction-to-business-rates>

Lease terms Generally, a 12-year lease will be offered, but the Council will be open to flexible terms. The Council's standard lease provides that the Tenant is responsible for all internal repairs. The Council will not permit sub-letting, but an assignment (i.e., transfer/sale) of the lease may be permitted subject to Landlord's consent. The premises must be handed back to the Council in good repair at the end of the tenancy.

Application Having viewed the property, applicants will be required to complete, in full, a standard application form. The form requires details of persons able to provide business references for the applicant, authorises the Council to undertake investigations to check the applicant's credit status, address details, listing on the Voters Roll and details of any county court judgements. The Council will supply the applicant with a bank reference form which must be completed and handed to his/her bank directly. The applicant must pay any bank costs/charges for providing the reference. If an applicant has not been in business before, and cannot provide business references, the Council may still be able to proceed with a letting, subject to either a lease guarantor(s) or the payment of a rent deposit. The Council will only let to a Limited Company if at least two of the directors are prepared to act as guarantors to the lease.

Acceptance of Rental Offer On completion of our investigations, receipt of satisfactory references and agreement on the main terms of the proposed lease, we will instruct the Council's Legal Services Department to issue the draft lease. We will treat the property as being 'under offer' and will no longer actively market the premises. The Council requires that parties should work towards completing the new lease within two months of the issue of the draft lease. The letting is not legally binding on either party until the lease is completed.

Fees The Tenant will be responsible for the Council's surveyor's fees (£500) and reasonable legal costs involved in the grant of the new lease. The applicant is advised to appoint their own Solicitor/legal advisor to assist them in the matter. However, any costs incurred will rest solely with the applicant.

Energy Performance Certificate

Non-Domestic Building



82-84, McLeod Road
LONDON
SE2 0BS

Certificate Reference Number:
0070-1912-0398-2830-8090

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information in the guidance document *Energy Performance Certificates for the construction, sale and let of non-dwellings* available on the Government's website at www.gov.uk/government/collections/energy-performance-certificates.

Energy Performance Asset Rating

More energy efficient

A+

..... Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

71

This is how energy efficient
the building is.

Technical Information

Main heating fuel: Natural Gas
Building environment: Heating and Natural Ventilation
Total useful floor area (m²): 134
Building complexity (NOS level): 3
Building emission rate (kgCO₂/m² per year): 100.18
Primary energy use (kWh/m² per year): 583.63

Benchmarks

Buildings similar to this
one could have ratings as
follows:

21

If newly built

62

If typical of the
existing stock

Administrative Information

This is an Energy Performance Certificate as defined in the Energy Performance of Buildings Regulations 2012 as amended.

Assessment Software: SBEM Online v3.01 using calculation engine SBEM v5.4.a.1

Property Reference: 199128320000

Assessor Name: Juan Garcia Ortega

Assessor Number: EES/022005

Accreditation Scheme: Elmhurst Energy Systems

Employer/Trading Name: TEAM (Energy Auditing Agency Ltd.)

Employer/Trading Address:

Issue Date: 12 Mar 2018

Valid Until: 11 Mar 2028 (unless superseded by a later certificate)

Related Party Disclosure: Not related to the owner.

Recommendations for improving the energy performance of the building are contained in the associated Recommendation Report - 9129-4037-0189-0800-8201.

About this document and the data in it

This document has been produced following an energy assessment undertaken by a qualified Energy Assessor, accredited by Elmhurst Energy Systems. You can obtain contact details of the Accreditation Scheme at www.elmhurstenergy.co.uk.

A copy of this certificate has been lodged on a national register as a requirement under the Energy Performance of Buildings Regulations 2012 as amended. It will be made available via the online search function at www.ndepcregister.com. The certificate (including the building address) and other data about the building collected during the energy assessment but not shown on the certificate, for instance heating system data, will be made publicly available at www.opendatacommunities.org.

This certificate and other data about the building may be shared with other bodies (including government departments and enforcement agencies) for research, statistical and enforcement purposes. For further information about how data about the property are used, please visit www.ndepcregister.com. To opt out of having information about your building made publicly available, please visit www.ndepcregister.com/optout.

There is more information in the guidance document *Energy Performance Certificates for the construction, sale and let of non-dwellings* available on the Government website at:

www.gov.uk/government/collections/energy-performance-certificates. It explains the content and use of this document, advises on how to identify the authenticity of a certificate and how to make a complaint.

Opportunity to benefit from a Green Deal on this property

The Green Deal can help you cut your energy bills by making energy efficiency improvements at no upfront costs. Use the Green Deal to find trusted advisors who will come to your property, recommend measures that are right for you and help you access a range of accredited installers. Responsibility for repayments stays with the property – whoever pays the energy bills benefits so they are responsible for the payments.

To find out how you could use Green Deal finance to improve your property please call 0300 123 1234.