

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 details.

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 view the premises externally and have regard to the rest of the shopping parade and/or the area generally in order to assure themselves that the premises are likely to be suitable for their proposed use.

Letting policy The Council will consider letting the property only for a use that is not currently represented on the parade. Further take away use may not be considered and certain other uses (e.g. video shop, mini cab offices) may be inappropriate. The majority of the Council's shop premises are for A1 retail use only. However, if your proposed use is acceptable to the Council (as Landlord) but the use requires planning permission, it will be necessary for you to submit an application to the Council's Planning Department. You should not submit any planning application until advised to do so by the valuer dealing with the specific property. Note that any planning application is solely at the applicant's risk and cost. Some uses may also require a consultation to be carried out with local residents but you will be advised of this at the time of your application.

Rent The rent may be negotiable depending upon the proposed use, the lease terms and the condition of the property but a guide rental has been provided for each available premises. The rental is expressed as an annual figure and is exclusive of outgoings. The rent will be payable quarterly (every three months) in advance. If there is considerable demand for an individual property it may be let by means of an informal tender where all interested parties will have to submit their best and final offer by a closing date.

National Non-Domestic Rates The Rates payable have also been provided for each premises, however, applicants are advised to confirm the figure with either the Council's Business Rates section on 020 8921 5221, or by contacting the District Valuer Agency at the following link; www.ratinglists.voa.gov.uk

Lease terms Generally, a 12-year lease with 3 yearly rent reviews will be offered, although a shorter-term tenancy may be considered but not less than 3 years. The Council's standard lease provides that the Tenant is responsible for all repairs together with a contribution to the cost of any works carried out by the Council to the main structure. 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 Council will insure the premises for fire and other perils and the Tenant will reimburse the premium. A Tenant would need to make his/her own arrangements if plate glass, contents and/or personal liability insurance is required. The premises must be handed back to the Council in 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 in a position to proceed with a letting, subject to either a lease guarantor or the payment of a rent deposit.

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 and legal costs involved in the grant of the new lease. The costs and fees depend upon the amount of work generated, but generally the surveyor's fees are £500. The legal costs are £950 for a standard lease 12-year lease, and there may be additional charges if further documentation is required (ie rent deposits, licences). 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.

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28 THE VILLAGE, CHARLTON, LONDON SE7 8UD **Viewing: By appointment:
nelson.whaley@royalgreenwich.gov.uk
or 07955 310061**

Description: Lock up shop on the Council's parade at The Village in the centre of Charlton village.	
Current uses in the parade: Include blinds and shutters, aquatics and reptiles and dog groomer.	
Accommodation:	Shop approx 408 sq ft (38 m ²) overall plus rear yard of approx 97 sq ft (9 m ²) plus WC and wash room.
Guide Rental:	£14,000 per annum, exclusive of all outgoing.
Rates:	Rateable Value = £7,900. Rates payable for 2026/27 (at £0.432 pence in the £1) = £3,418 per annum. Small Business Rates Relief may be available if this is a tenant's sole UK business.



AVAILABLE

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Energy Performance Certificate
Non-Domestic Building



Trims Ladies Hairdressers
28 The Village
LONDON
SE7 8UD

Certificate Reference Number:
0020-5221-0340-5560-3014

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



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

41 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 (m ²):	44
Assessment Level:	3
Building emission rate (kgCO ₂ /m ² per year):	61.48
Primary energy use (kWh/m ² per year):	358.57

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:	DesignBuilder SBEM v6.1.0 using calculation engine SBEM v5.8.a.1
Property Reference:	514213850000
Assessor Name:	Juan Garcia Ortega
Assessor Number:	EES/019815
Accreditation Scheme:	Elmhurst Energy Systems
Employer/Trading Name:	Team (Energy Auditing Agency)
Employer/Trading Address:	38 The Forum, Rockingham Dr. MK14 6LY
Issue Date:	13 Feb 2020
Valid Until:	12 Feb 2030 (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 - 2551-4062-0204-0300-5105.

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. Any personal data it contains will be processed in accordance with the General Data Protection Regulation and all applicable laws and regulations relating to the processing of personal data and privacy. For further information about this and 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.