



SITUATION

Located close to the junction with Hare Street within this town centre retail location, opposite **TK Maxx** and amongst such other multiple retailers as **Argos**, **Clarks** and **Sports Direct**. In addition, the property is less than a 100 yards from the pedestrianised retail section of Powis Street which hosts **Iceland**, **The Works**, **Shoe Zone**, **CEX**, **Holland & Barrett** and many others.

The Woolwich Ferry Terminal is within close proximity and the area is well served by other transport links being less than ½ a mile from King George V Station (DLR) and Woolwich Arsenal Mainline Station.

Woolwich lies some 7 miles south of central London close to the A2 and A20 which provide direct access to the M25.

PROPERTY

Forming part of a town centre building comprising a **Large Ground Floor Retail Unit** together with **Ancillary Office/Store** in the Basement.

ACCOMMODATION

Ground Floor Retail Unit

Gross Frontage	53'9"
Internal Width	52'3"
Built Depth	56'7"
Area	Approx. 2,800 sq ft incl. WC

Basement

Office/Store Area	Approx. 1,912 sq ft ¹
-------------------	----------------------------------

Total Area	Approx. 4,712 sq ft
-------------------	----------------------------

¹Area taken form VOA

VAT is applicable to this Lot

TENURE

Leasehold for a term of 999 years from 3rd June 2013 at a peppercorn ground rent.

TENANCY

The property is let on a full repairing and insuring lease (by way of service charge) to **Café Woolwich Limited** (see **Tenant Profile**) for a term of 10 years from 30th July 2020 at a current rent of **£35,000 per annum** exclusive.

Rent Review and Tenant's Break July 2025

There is a £21,000 (including VAT) Rent Deposit held.

TENANT PROFILE

The Creams brand trades from circa 100 stores in the UK (visit: www.creamscafe.com). The tenant is a franchisee of Creams and won franchisee of the year and has advised they operate other Creams franchises in Bluewater, Harlow, Gants Hill, Maidstone etc and that the initial fit out cost of this Woolwich unit was circa £400,000.

Note: The adjoining Unit (No. 125) is also being offered for sale in this Auction – See Lot 8.

Vendor's Solicitors

Collyer Bristow

Tel: 020 7242 7363 Ref: Dan McCarron

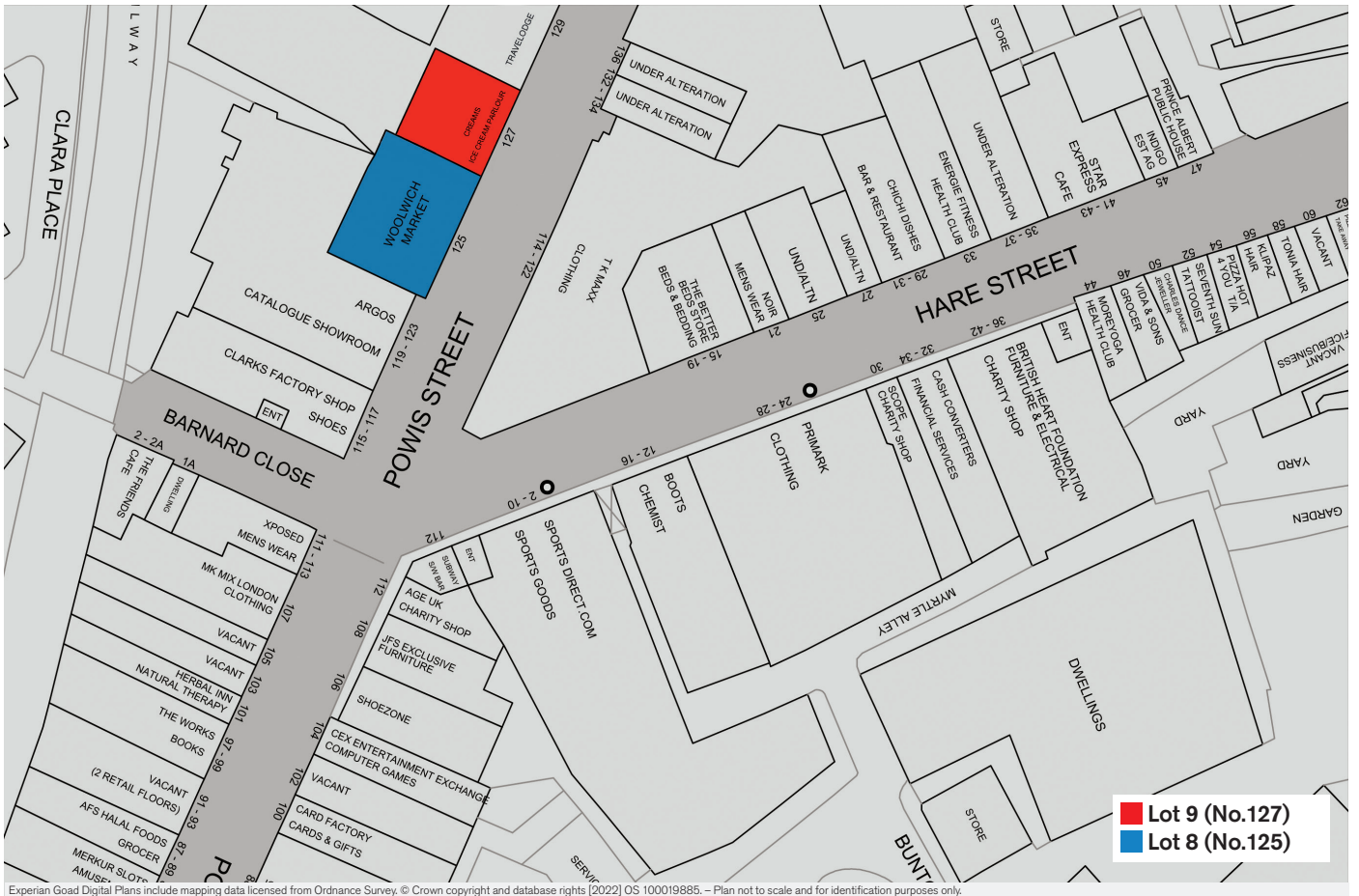
Email: dan.mccarron@collyerbristow.com

£35,000 per annum

The Surveyors dealing with this property are
John Barnett and **Steven Grossman**

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,000 plus VAT upon exchange of contracts
***Refer to points 9 and 10 in the 'Notice to all Bidders'**





Experian Goad Digital Plans include mapping data licensed from Ordnance Survey. © Crown copyright and database rights [2022] OS 100019885. – Plan not to scale and for identification purposes only.