



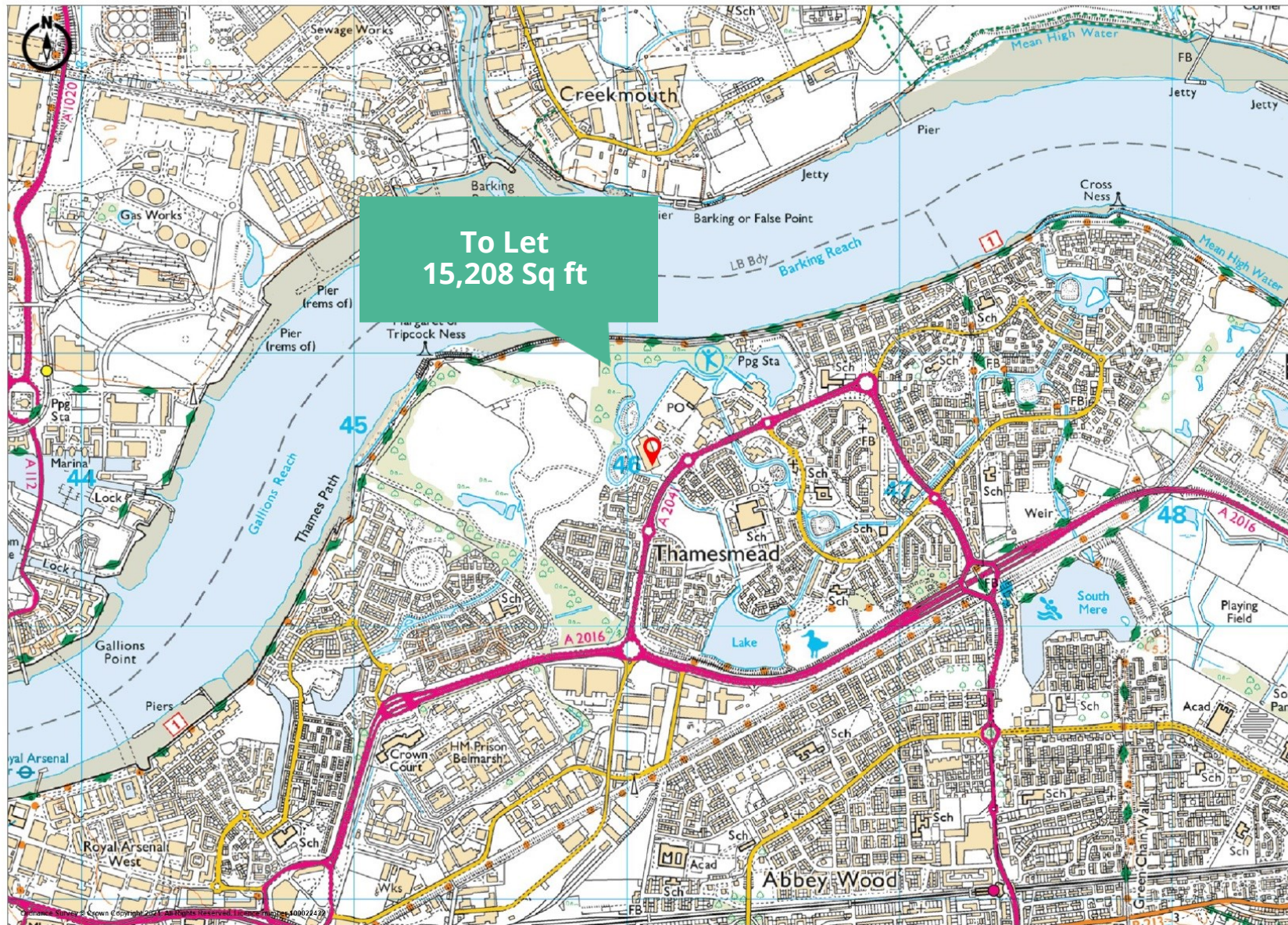
To Let

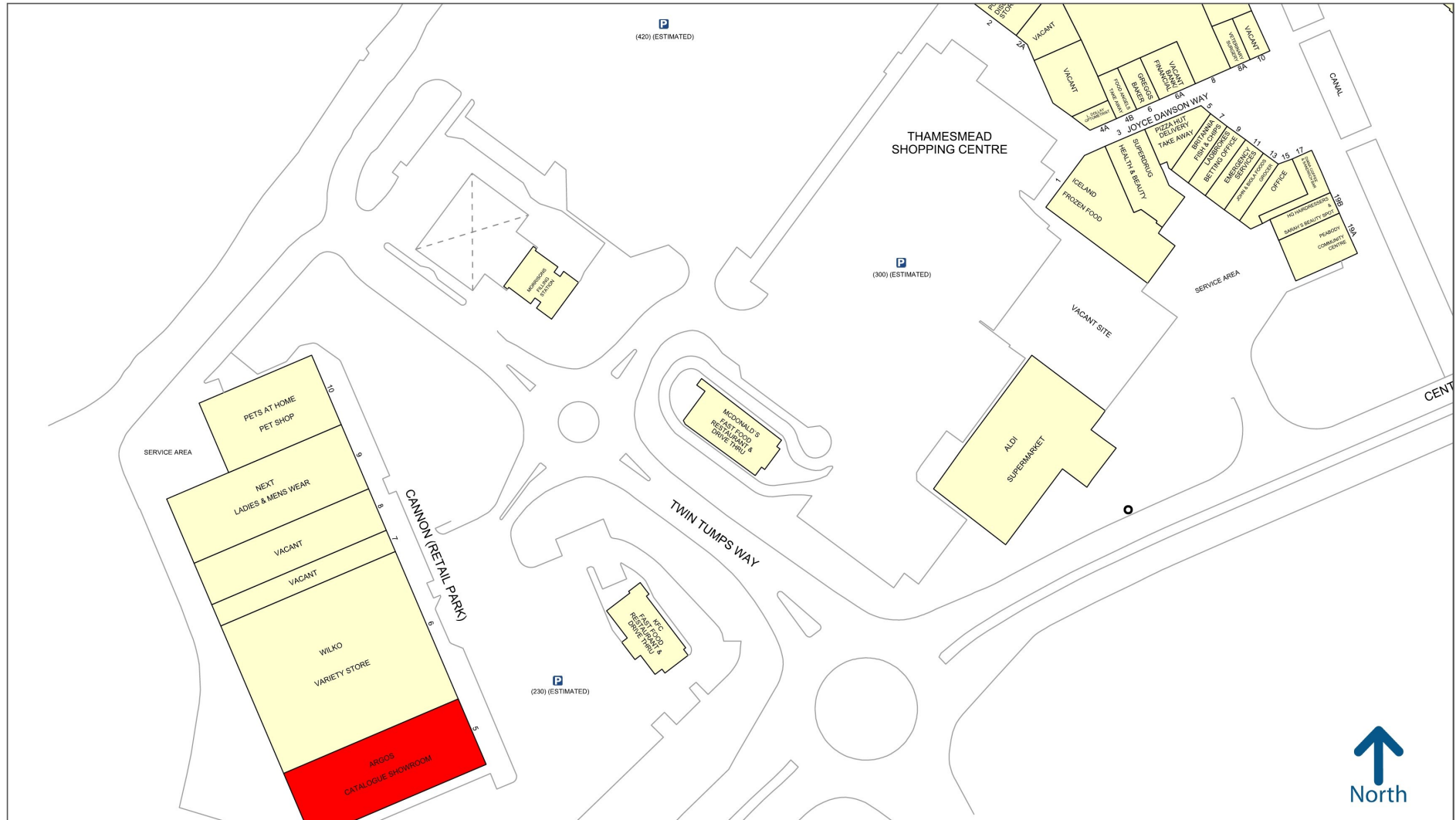
Cannon Retail Park at 4, Twin Tumps Way,
Thamesmead, London, SE28 8RD

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50 metres

Experian Goad Plan Created: 26/07/2021
Created By: Avison Young



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Highlights



Size

15,208 sq ft



Planning Consent

E(α)



Prominent location

**Nearby
occupiers Next,
KFC & Peacocks**



client

Argos

Location

Thamesmead is located in the south-east of London, straddling the border of the royal borough of Greenwich and the London borough of Bexley. It is approximately 11 miles east of Charing cross, 6 miles north-west of Erith and 1.5 miles north-east of Woolwich.

The property is situated in Canon retail park, just off the A2041. Nearby occupiers include **Next, Pets at home, Wilko, KFC, McDonalds, Aldi** and **Morrison's with a filling station.**

Description

The premises are arranged over ground and first floors providing the following approximate internal floor areas:

Floor	Sq m	Sq ft
Ground	933.21	10,045
First	479.66	5,163
Total	1,412.87	15,208

Passing Rent

£200,000 pax

Lease Terms

Available by way of an assignment of the existing lease due to expire on **13/08/2029** with a tenant break on **14/08/2024.**

Business Rates

Rateable value 23/24: £186,000
UBR 23/24: £0.532p
Rates payable: £98,952

Interested parties may benefit from rates relief if applicable. Interested parties should carry out their own investigations.

Legal costs

Each party is to be responsible for their own legal costs incurred in the transaction.

Planning

The premises falls within Class E of the Town & Country Planning (Use Classes) Order 2020.

Interested parties should carry out their own due diligence in this regard.

Service Charge

£14,882 pa

Insurance

£2,745 pa

EPC

The Energy Performance Asset Rating is **C-53**. A certificate can be made available.

VAT

VAT if applicable will be charged at the standard rate.

The link below provides access to the new Sainsbury's UK Property Website which provides full details on all our Sainsbury's / Argos disposals.

<https://sainsburysproperties.co.uk/>

For further information please contact

Dan Kent

+44 (0)20 3976 5296
+44 (0)7711 420 604
dan.kent@avisonyoung.com

Rob Fraser

+44 (0)20 3196 2203
+44 (0)7894 605 513
Rob.fraser@avisonyoung.com

Lewis Sinclair

+44 (0)20 7911 2913
+44 (0)7908 227 966
Lewis.sinclair@avisonyoung.com

If you would like to know
more please get in touch.

08449 02 03 04
avisonyoungretail.co.uk

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- 2) Identification and verification of ultimate beneficial owners.
- 3) Satisfactory proof of the source of funds for the Buyers / funders / lessee.

April 2023

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22 Ganton Street, London W1F 7FD

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