



# BAR/RESTAURANT TO LET IN CHARLTON

**THE WHITE SWAN, 22 THE VILLAGE,  
LONDON, SE7 8UD**



## **Location:**

The subject property occupies a prominent position Charlton Park Road, the surrounding area is a densely populated residential area.

Charlton Railway (National Rail) is located a short walk away.

## **Accommodation:**

The unit is arranged over ground floor and basement and has the following approximate net internal areas:

**Ground Floor:** 1,200 sq. ft. (111.48 m<sup>2</sup>)

**Basement:** 300 sq. ft. (27.87 m<sup>2</sup>)

## **Use:**

The retail premises benefit from A4 planning consent. Alternative uses may be considered subject to planning.

## **Rent:**

£35,000 per annum exclusive.

## **Lease:**

The premises are available by way of a new 10/15 year full repairing and insuring lease subject to 5 yearly upwards only rent reviews.

## **Rates:**

Interested parties are advised to make their own enquiries directly with the Local Authority.

## **Legal Costs:**

Each party to bear their own legal costs.

## **Viewings:**

Please contact:

**David Brown**  
[david@jenkinslaw.co.uk](mailto:david@jenkinslaw.co.uk)

**Ryan Mylroie**  
[ryan@jenkinslaw.co.uk](mailto:ryan@jenkinslaw.co.uk)

