

# JOHN PAYNE COMMERCIAL

SALES | LETTINGS | LAND | INVESTMENTS

**GREENWICH SE10**

**FOR SALE FREEHOLD**

**E CLASS SHOP AND BASEMENT**

**TOTAL AREA APPROX 330 SQ FT**

**FORMERLY TRADING AS HAIR SALON**

**(FLAT ABOVE SOLD ON LONG LEASE)**



**131 Greenwich South Street, SE10 8NX**

**GUIDE £300,000**

Commercial Property Agents & Surveyors

7 Hare & Billet Road, Blackheath, London SE3 0RB Tel: 020 8852 6125 Email: Commercial@johnpaynecommercial.com

[www.johnpaynecommercial.com](http://www.johnpaynecommercial.com)

These particulars are believed to be correct, but their accuracy is not guaranteed and they do not constitute an offer or form part of any contract. John Payne Commercial and its employees have no authority to make any representation or give any warranty in relation to this property.

<b>Location:</b>	Situated just off Blackheath Road, In a small but active retail shopping parade, within walking distance of Greenwich main line station.
<b>Description:</b>	A lock up shop on ground floor and basement which has planning under the new E Class enabling a much wider range of uses such as coffee shop, studio/workshop etc. The premises have traded as Observatory Hair Salon for many years.  The residential flat above has been sold off on a long lease for a term of 189 years from March 1989 at a peppercorn ground rent.
<b>Business Rates:</b>	Interested parties are advised to make their own enquiries to the local Authority, being the Royal Borough of Greenwich.
<b>VAT:</b>	N/A
<b>Terms:</b>	For Sale Freehold with vacant possession of the shop and basement
<b>Legal Fees:</b>	Each party to bear their own legal costs.
<b>Viewing:</b>	Strictly via appointment through sole agents JOHN PAYNE COMMERCIAL 020 8852 6125 <b>NO CALLERS AT THE PREMISES PLEASE</b>

JP/LE/131GSS/C00802



Misdescriptions Act 1991

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