



**BAXTER PHILIPS**  
**020 8313 9000**

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**Retail Unit - TO LET**  
**E-CLASS**

**2 Blackheath Grove**  
**London**  
**SE3 0DD**

## LOCATION

This property is situated in the heart of Blackheath, South East London, within the Royal Borough of Greenwich. Just steps from Blackheath Station and the open green spaces of the Heath. Blackheath is a fashionable and vibrant location known for its village charm, a mixture of independent businesses, national multiples, cafés, and excellent transport links to central London and surrounding areas.

## DESCRIPTION

A ground floor retail unit, repaired and redecorated by the former tenant which allows any new business to promptly install their own fit out. The property forms ground floor retail area with staff kitchenette and commercial upper parts with two WCs. The property enjoys the use of two allocated car parking spaces in the rear car park.

## ACCOMMODATION

The premises offer the following dimensions and areas:

<b>Ground Floor:</b>	812 sq. ft (75.44 sq. m)
<b>Upper Parts:</b>	336 sq. ft (75.45 sq. m)
<b>Total:</b>	<b>1,148 sq. ft (106.65 sq. m)</b>

## TERMS

Available by way of a new Full Repairing and Insuring (FR&I) lease, contracted within the Landlord and Tenant Act 1954. Term of years to be agreed between the parties but with provision for regular rent review.

## USE CLASS

The property has E Class use which allows a number of different uses such as, Cafes, Office, Retail, Beauty Salon, Medical Practices and Restaurants.

## RENT

£38,500 per annum, payable quarterly in advance.

## VAT

We are advised that VAT is not payable in addition to the rent.

**EPC – Energy rating: C**

## RATES

Rateable Value: April 2026: £20,500

## LEGAL COSTS

Each party is responsible for their own legal costs incurred in this transaction.

## VIEWING

Strictly via sole agents.



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**Subject to contract**

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**Ground Floor Retail Area**

**Subject to contract**

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**First Floor Commercial Space**

**Subject to contract**

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### Upper Floor WC Area

Subject to contract

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