

RAPLEYS

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0370 777 6292

TO LET **In-store Retail Unit**

Unit 1, Morrisons, 2 Twin Tumps Way,
Thamesmead, London SE28 8RD

CONTACT **James Clark**
07768 921711 | james.clark@rapleys.com



42.82 sq m (462 sq ft) in-store unit

Within an 85,000 sq ft
Morrisons superstore

£27,500 per annum exclusive

Available immediately

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Location

The unit is situated within the **Morrisons** Thamesmead superstore which is prominently located on Twin Tumps Way, just off the roundabout of Central Way (A2041).

The Morrisons store is situated within a dense area of retail with both the Cannon Retail Park and Joyce Dawson Way immediately adjacent. Nearby operators include **Iceland**, **Next**, **Pets At Home**, **Poundland** and **Wilko**.

The Morrisons site also benefits from a number of pod units on the car park including a barbers, car wash and **We Buy Any Car**.

Description

The unit occupies a prime position within the store, adjacent to the entrance and opposite the self service check outs, benefiting from good levels of footfall.

The unit is currently fitted with part carpet and part tiled flooring, painted plastered walls and ceiling incorporating fluorescent lighting.

Other occupiers within the store include multinational retailer **Timpsons**. A number of independent operators are also situated across the front perimeter of the store, along with the Morrisons café.

Accommodation

The property comprises the following approximate floor areas:

	Sq m	Sq ft
Unit 1	42.82	462

Note: The above areas have been calculated in accordance with the RICS Code of Measuring Practice on an approximate net internal basis and must be verified by interested parties. Unless otherwise stated, the site areas/dimensions are scaled from the Promap Mapping System and must be verified by interested parties.



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Tenure

Leasehold.

Terms

The unit is available to let by way of a new effective full repairing and insuring lease for a term to be agreed, to be outside the Security of Tenure provisions of the Landlord & Tenant Act 1954.

Rating

The unit is not currently subject to a separate rating assessment. However, should the premises become separately assessed the tenant will become responsible for the rates payable.

Interested parties are advised to make their own enquiries to the local authority regarding the rates liability and any reliefs that may be available. Further information is also available on the [Government website](#).

Energy Performance

Energy Performance Asset Rating: TBC.

VAT

All figures quoted are exclusive of Value Added Tax which will be charged at the prevailing rate.

Viewing

Strictly by appointment through the sole agents.

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