

**RAPLEYS**

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**0370 777 6292**

## TO LET

# Workshop with Retail Potential (STP)

Former Delacourt Motors,  
21-25 Delacourt Road, Blackheath SE3 8XA

CONTACT **Mark Frostick**  
07785 522958 | mark.frostick@rapleys.com  
**Mike Bumford**  
07788 412168 | michael.bumford@rapleys.com



Long established vehicle workshop with potential for alternative uses (subject to planning)

Located adjoining the junction of the A2/A102 Blackwell Tunnel approach

In a mixed retail/residential area  
260.37 sq m (2,798 sq ft)

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### Location

The premises are located at the end of Delacourt Road, close to the junction of the A2/A102 with access from Old Dover Road.

The premises are located in Blackheath within the Royal Borough of Greenwich. Blackheath is located approximately 6.5 miles from central London and the site is approximately 1.5 miles to the east of the Royal Observatory at Greenwich.

There are a number of retail and small commercial operations on Delacourt Road itself, with the road benefitting from on street parking. Nearby occupiers include **Healthwise**, **Sunfield Methodist Church** and **The Plantman and Co.**

### Description

The property consists of three interjoining premises that were combined a number of years ago to provide a workshop with supporting retail accommodation.

At ground floor along with the workshop area, there is a retail area, showroom, staff room, kitchen and WC facilities.

To the rear of the property accessed up a single staircase is a first floor storage area.

The workshop provides 4/5 bays accessed through a concertina door, with the potential to use one bay for vehicle display. The facilities could be further sub-divided if required.

### Tenure

Leasehold.

### Terms

The property is available on a new lease on terms to be agreed.





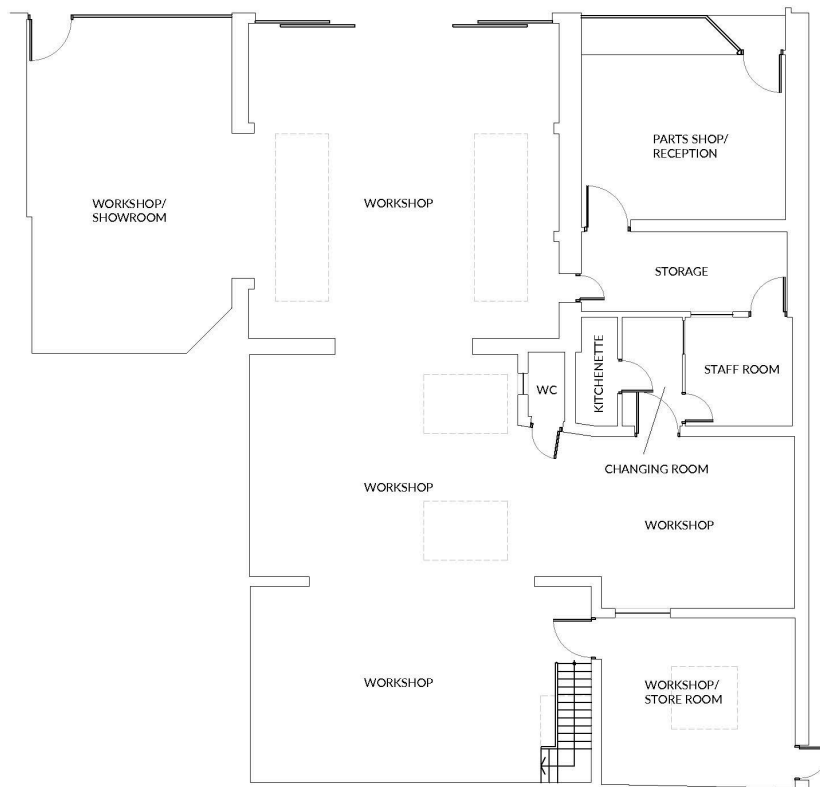
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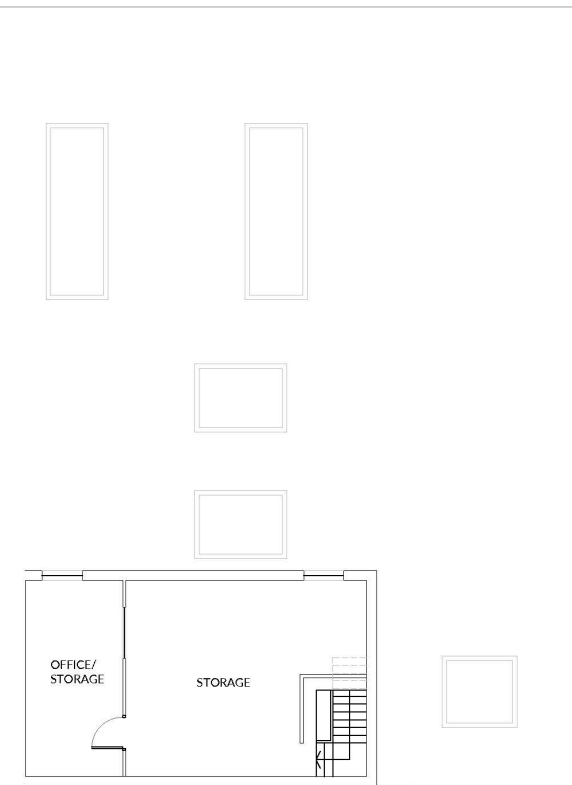
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\*roof light locations and sizes are approximated from site photographs.



GROUND FLOOR PLAN



FIRST FLOOR PLAN





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### Accommodation

The property comprises the following approximate floor areas:

|                   | Sq m          | Sq ft        |
|-------------------|---------------|--------------|
| Shop              | 29.61         | 318          |
| Workshop/showroom | 33.65         | 362          |
| Workshop          | 138.23        | 1,485        |
| Ancillary         | 11.11         | 119          |
| Stores            | 15.96         | 172          |
| First floor       | 31.81         | 342          |
| <b>Total</b>      | <b>260.37</b> | <b>2,798</b> |

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.

### Tenure

Leasehold.

### Terms

The property is available on a new lease on terms to be agreed.

### Rating

We are advised that the Rateable Value for the property is £17,250 and the UBR for 2021/22 is 49.9p in the £.

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](https://www.gov.uk/government).

### Energy Performance

Energy Performance Asset Rating: E.

### VAT

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

### Viewing

Strictly via appointment with the sole agent.

