



### *Location*

Blackheath is a popular London suburb bordering the Royal Borough of Greenwich.

The subject premises is prominently located on the corner of Tranquil Vale and Tranquil Passage, the prime retail and restaurant pitch home to a number of aspirational operators. The unit is directly adjacent to Pizza Express, with other A3 occupiers close by including Cote Brasserie, Café Rouge and The Ivy Café.

Retailer occupiers on Tranquil Vale include Farrow and Ball, Jigsaw and JoJo Maman Bebe.

### *Accommodation*

|              |                    |                    |
|--------------|--------------------|--------------------|
| Ground Floor | 1,926 sq ft        | 179.00 sq m        |
| Basement     | 947 sq ft          | 88.01 sq m         |
| <b>Total</b> | <b>2,873 sq ft</b> | <b>267.01 sq m</b> |

### *Rent*

Upon application.

### *Lease Term*

Available on a new lease for a term to be agreed.

### *Service Charge*

Further details on application.

### *Energy Performance Certificate*

This property has a rating level D. A copy of the certificate is available upon request.

### *Costs*

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

### *Contact*

Oli Marcroft  
+44 (0)20 7317 3742  
[omarcroft@klmretail.com](mailto:omarcroft@klmretail.com)

Victoria Perkins  
+44 (0)20 7317 3721  
[vperkins@klmretail.com](mailto:vperkins@klmretail.com)



Experian Goad Plan Created: 11/03/2019  
Created By: Kitchen LaFrenais Morgan

