

 PROPERTY TO LET

Presented by

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# Retail Unit

243 Wickham Lane, SE2 0YB

Retail Premises Available To Let

April 2026

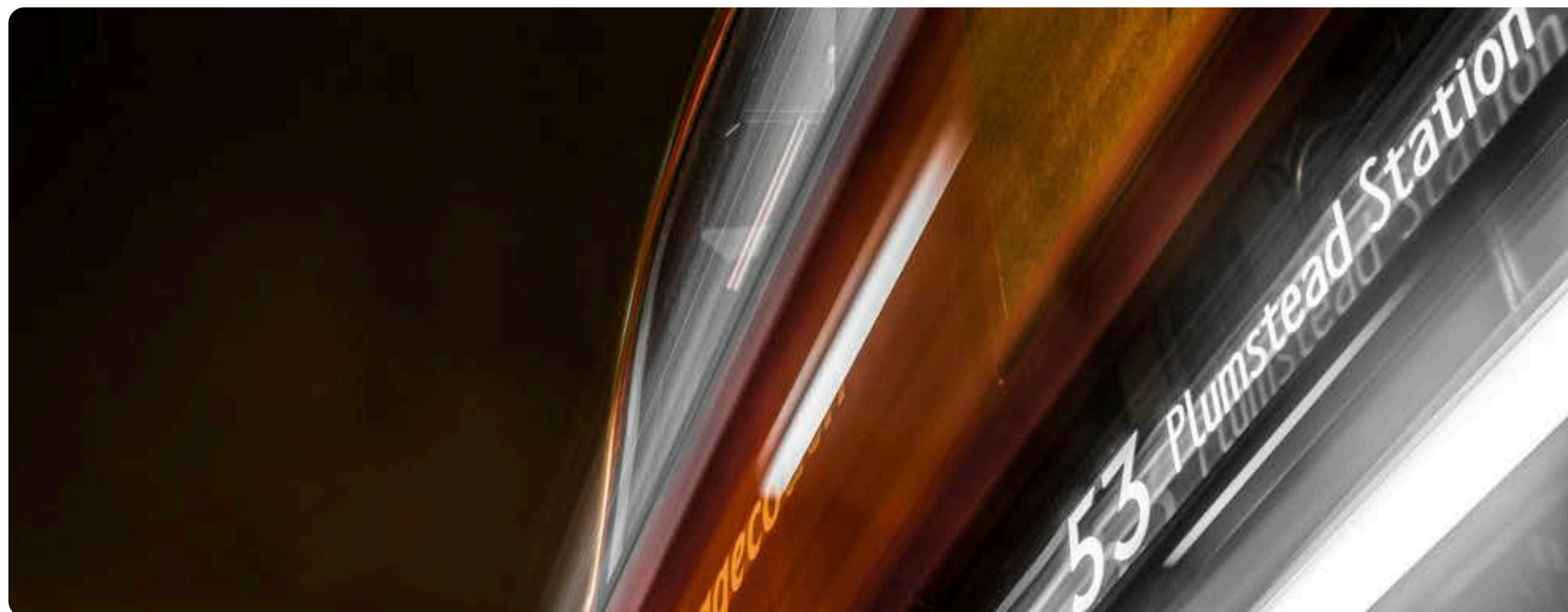
# Property Summary

## Key Highlights

- ✓ Local retail parade
- ✓ Free parking available on street
- ✓ Available immediately
- ✓ Separate access to basement
- ✓ Suitable for a range of uses (subject to planning and landlord's consent)
- ✓ Serving local population area of approx 52,000 within 1 mile

## Property Details

Address	243 Wickham Lane, SE2 0YB
Property Type	Retail
Total Area	1,254 sq ft (114.50 sq m)
Basement Floor	539 sq ft (50 sq m)
Ground Floor	715 sq ft (64.50 sq m)
Rent	£12,000 per annum exclusive
Rateable Value	£9,500 VOA. Exemption from business rates may be available for small occupiers
Availability	Immediate



# Location

## Good Location

The property occupies a prominent position on Wickham Lane within an established neighbourhood parade in Abbey Wood serving a strong local residential catchment with a mix of retail, residential and community uses.

The location benefits from consistent pedestrian and vehicular footfall, supported by nearby housing, schools and local amenities, with surrounding occupiers predominantly independent retailers and service providers.

The property benefits from good transport connectivity, with Abbey Wood Station (Elizabeth Line and Southeastern) nearby providing direct access into Central London, supplemented by numerous bus routes along Wickham Lane.

## Transport Connections



### Rail

Abbey Wood - 1.4 miles  
Plumstead - 1.2 miles



### Road

A2016 - 1.4 miles  
A2 - 2.4 miles



### Air

London City Airport - 8.8 miles (20-25 minutes by car)



### Local

Bus stops - 100m



Map showing approximate location. For detailed directions, please contact our office.

# Description & Accommodation

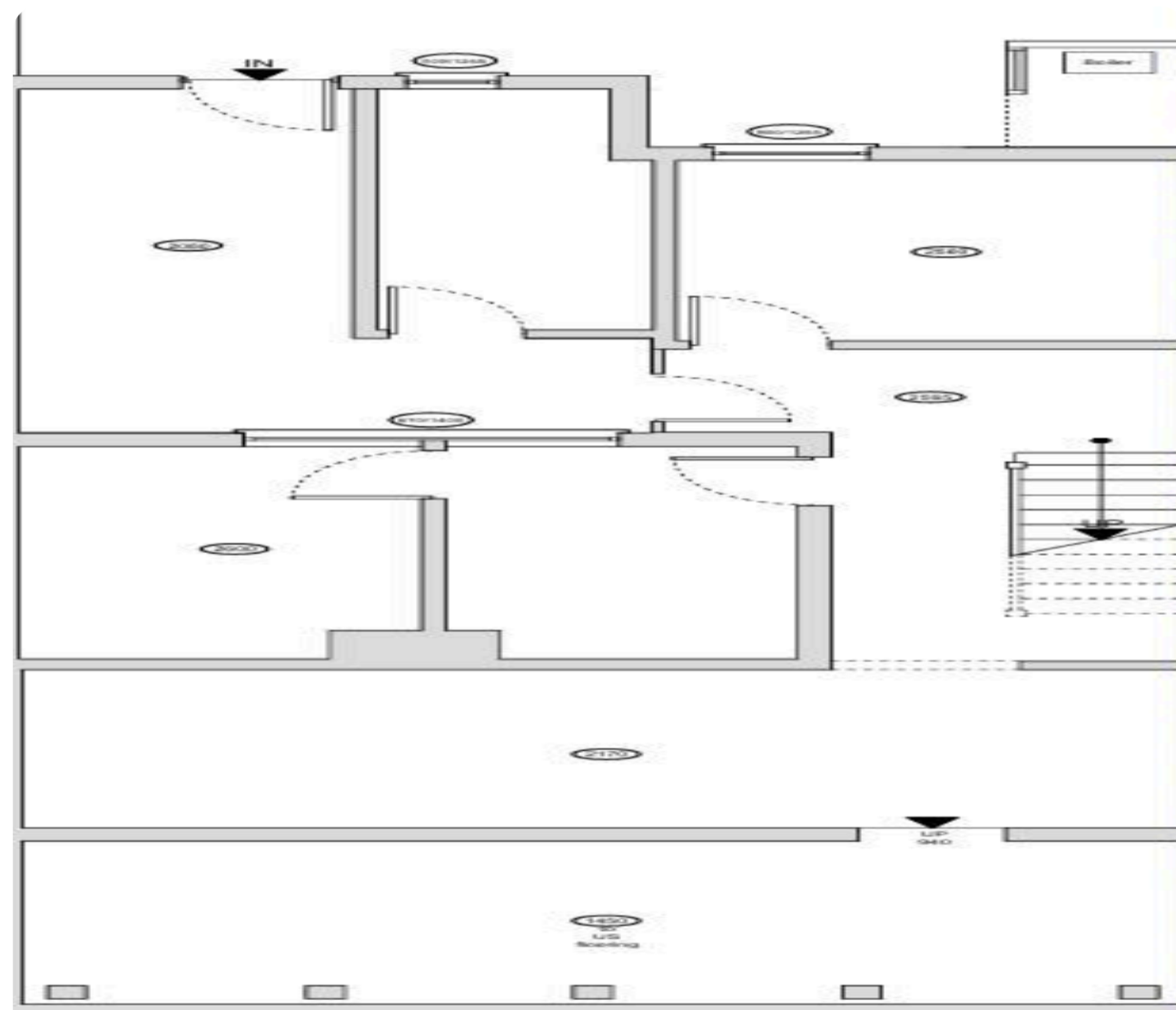
## Property Description

The property comprises a ground floor retail unit with basement accommodation, forming part of a terrace of four retail units.

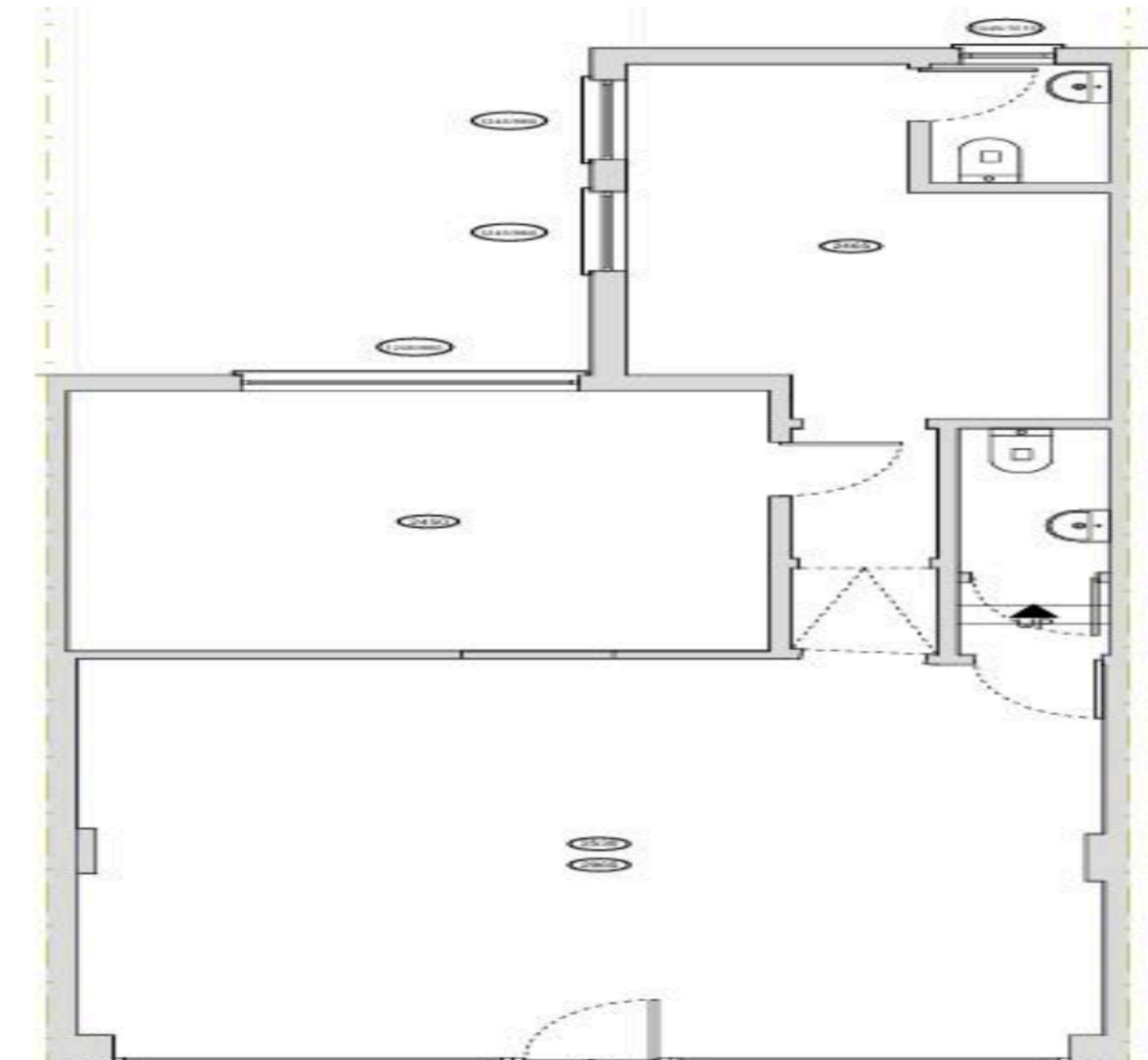
The unit is currently vacant and benefits from a glazed shopfront with electric roller shutter security, together with main services.

The basement is accessed externally via an alleyway to the rear, with potential to reinstate an internal connection (subject to consents), and the premises would suit a variety of retail, hospitality, service or charitable uses.

Free on-street parking is available directly outside the parade.



Basement Floorplan



Ground Floorplan

## Accommodation Schedule

Floor	Description	Area (sq ft)	Area (sq m)
Basement	5 storage rooms	538	50.00
Ground	Main trading area, kitchen, rear kitchen, 2 toilets	715	64.50
<b>Total Floor Area IPMS3</b>		<b>1,254</b>	<b>114.50</b>

*All measurements are approximate and for guidance purposes only. Interested parties should verify all dimensions*

# Terms & Viewing

## Terms Offered

### Lease Terms

Available by way of a new Full Repairing and Insuring (FRI) lease for a term to be agreed. We are prepared to consider lease terms of 10 and longer with rent reviews at 5-yearly intervals.

### Rent

**£12,000** per annum exclusive.

Payable monthly in advance

### Service Charge

Building insurance only

### Business Rates

Rateable Value: £9,500 (2026 Rating List)

Interested parties should verify the current rating assessment and any available reliefs with Greenwich Council and VOA.

### Deposit

A rent deposit equivalent to 3 months' rent will be required.

### Legal Costs

Tenant to cover landlord's legal costs up to £1,500.

### VAT

All figures quoted are exclusive of VAT.

### Use

Prospective tenants should be aware that our client will consider all prospective uses.

## Viewing Information

Strictly by appointment through the sole agent. For further information or to arrange a viewing, please contact:

### Erikas Grig MRICS

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 [Call to Book Viewing](#)

 [Email Enquiry](#)

# Additional Information



## Energy Performance Certificate (EPC)

An EPC has been commissioned and will be made available upon request. The property has an energy rating of C (72).

EPC Reference: 9239-8846-4438-7849-9537



## Anti-Money Laundering (AML)

In accordance with Anti-Money Laundering Regulations, prospective tenants will be required to provide:

- Proof of identity (passport or driving licence)
- Proof of address (utility bill or bank statement within last 3 months)
- Proof of funds or financial references
- Company information (if applicable - Companies House registration)



## Planning

The property benefits from Class E (Commercial, Business and Service) use under the Town and Country Planning (Use Classes) Order 1987 (as amended). Interested parties should verify planning use and any restrictions with Greenwich Council Planning.



## Tenure

Leasehold - available on a new Full Repairing and Insuring (FRI) lease.



## Important Notice & Disclaimer

Erikas Grig Surveyors Ltd, for themselves and for the vendors or lessors of this property whose agents they are, give notice that:

- These particulars are provided as a general guide only for the assistance of prospective purchasers or tenants and do not constitute, nor form part of, an offer or contract.
- All descriptions, dimensions, references to condition, planning status, permissions for use and occupation, and other details are given in good faith and are believed to be correct at the time of preparation. However, they should not be relied upon as statements or representations of fact. Interested parties must satisfy themselves as to the accuracy of all information by inspection or other appropriate means.
- All prices, rents and premiums quoted are exclusive of VAT unless otherwise stated.
- These particulars were prepared in February 2026.

**SUBJECT TO CONTRACT**

April 2026

**Erikas Grig Chartered Surveyors**

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