



TO LET

59 Tranquil Vale
Blackheath
London
SE3 0BS

E- Class unit
Approx 4,099 Sq Ft





Location

Blackheath Village is one of London's foremost Villages, famous for the start of the London Marathon and is enduringly popular for eating and drinking venues, including the Ivy Café.

Tranquil Vale is the principal retail street in Blackheath leading to the Heath at its west-by-northwestern end.

The subject property is located in an elevated prominent island location at the top end of Tranquil Vale at its junction with Camden Row and Southvale Road. Nearby national retailers include Holland & Barrett, Space NK, Farrow & Ball, and Clarendon Fine Art, Pizza Express, Franco Manca, O'Neill's, and Costa Coffee are also in close proximity. A Sainsbury's Local store is currently being fitted out at the former Pares shoe store.

Description

The property comprises an attractive detached structure, originally constructed in 1928 as All Saints' Church Hall.

Brick elevations sit beneath pitched tiled roofs with external areas laid to gravel and concrete. The design has many attractive features reflecting the Arts and Crafts style including rows of leaded windows, circular windows on each side of the entrance door and dormer windows in the roof.

Internally the ground level has a vaulted ceiling which gives a sense of space and light whilst the lower area is heavily partitioned and opens onto the sloping yard to one side. A small basement houses the gas boiler which fires the central heating system.

The yard area is a rare commodity in the town centre with potential for use as parking, al fresco dining and play area.



Accommodation

The premises afford the following approximate Net Internal areas (NIA):

Ground Floor	197.60 sq m	2,128 sq ft
First Floor	183.10 sq m	1,971 sq ft
Total	380.70 sq m	4,099 sq ft

Rent

Offers invited in the region of £100,000 per annum exclusive.

Planning

The premises are believed to fall under E class usage, but it is suggested that interested parties make their own enquiries of the local authority.

Property Terms

The property is to be let on a new full repairing and insuring lease for a minimum term of 10 years. Break options will be considered.

EPC

An EPC has been commissioned.

Business Rates

The property is entered in the 2026 ratings list with a rateable value of £53,500. However, we advise that all interested parties make their own enquiries of the local authorities.

Legal Costs

Each party to be responsible for their own legal costs.

VAT

VAT is not currently applicable. However, if the landlord becomes registered for VAT during the term of the lease, the tenant will be responsible for paying VAT in addition to the annual rent.

Viewings

Strictly by prior arrangement with sole agents on 020 8858 9303:

Kevin Bright

K.Bright@hindwoods.co.uk

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Tranquil Vale, London, SE3

Ground Floor Net Internal Area = 2128 sq ft / 197.6 sq m (excludes void)

First Floor Net Internal Area = 1971 sq ft / 183.1 sq m

Total = 4099 sq ft / 380.7 sq m

For identification only - Not to scale



