

# ELTHAM

3-4 THE ARCADE, HIGH STREET

SE9 1BE

# LINAYS COMMERCIAL

26A STATION SQUARE  
PETTS WOOD, ORPINGTON,  
KENT. BR5 1NA  
Fax: 01689 831416

**01689 875 511**

**TO LET – DOUBLE FRONTED A1 RETAIL UNIT – APPROX 545 SQ.FT (50.63 SQ.M)**

## Location

Eltham is situated in the London Borough of Greenwich, approximately 8 miles South East of Central London just off the A205 South Circular Road and between the A2 and A20 arterial roads. Eltham Railway Station has regular train links to London Bridge, Charring Cross and London Victoria.

Eltham High Street offers a mix of core multiple retailers and restaurants including Marks & Spencer, Sainsbury's, Kaspas & Prezzo.

The property is situated within The Arcade shopping precinct at the northern end of the High Street close to the junction with Elm Terrace.



## Description

The property comprises a mid-terrace retail unit set out over ground and first floor level currently arranged to provide sales area with internal staircase leading to ancillary storage.

The premises would be suitable for a wide variety of retail occupiers.

## Accommodation

(with approximate dimensions and floor areas)

Ground Floor sales Area	361 sq.ft	(33.54 sq.m)
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First Floor Ancillary	184 sq.ft	(17.09 sq.m)
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Kitchen

<b>Total Floor Area Approx.</b>	<b>545 sq.ft</b>	<b>(50.63 sq.m)</b>
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## Terms

To be let on the basis of a new effectively full repairing and insuring lease for a term of years to be agreed at a commencing rent of **£12,000 per annum exclusive**. Rents payable quarterly in advance.

THE PROPERTY MISDESCRIPTIONS ACT 1991

The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order of fit for the purpose. Prospective Purchasers/Lessees are advised to obtain verification from their Solicitor or Surveyor. References to the tenure of this property are based on information supplied by our Clients. The Agent has not had sight of the Title Documents and prospective Purchasers/Lessees are advised to obtain verification from their Solicitor.

These Particulars do not form, nor form any part of, an offer or contract. Neither Linays Commercial nor any of their employees has any authority to make or give further representations or warranties to the property

<b>Rating Assessment</b>	<b>Commercial Energy Performance Certificate</b>
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We understand from the Valuation Office Agency (VOA) website that the rates payable on the premises are £4,323.90 (2018/19) assessment). Interested parties are **strongly** advised to check the actual rates liability with the local authority directly. Incentives in the form of small business rate relief may be applicable.

<b>Legal Costs</b>
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Each party is responsible for the payment of their own legal fees.

<b>VAT</b>
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We have been advised by our clients that VAT will **NOT** be payable upon the rental amount.

<b>Service Charge</b>
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A service charge is to be levied to cover the cost of the cleaning, decorating, repair and maintenance of the common parts and structure.

**Energy Performance Certificate** HM Government  
 Non-Domestic Building  
 25A STATION SQUARE  
 PETTS WOOD, ORPINGTON, KENT, BR5 1NA  
 SED 1EE  
 Certificate Reference Number: 0116-3028-0312-0101-6101

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website [www.commercial.gov.uk/epc](http://www.commercial.gov.uk/epc)

**Energy Performance Asset Rating**

More energy efficient

A	0-25
B	26-50
C	51-75
D	76-100
E	101-125
F	126-150
G	Over 150

107 This is how energy efficient the building is.

Less energy efficient

**Technical Information**

Main heating fuel:	Oil	Oil Supplied Electricity
Building environment:	Heating and Natural Ventilation	
Total useful floor area (m²):	2011	
Heating complexity:	3	
W6K level:	3	

**Benchmarks**

Buildings similar to this one could have ratings as follows:

107	if newly built
107	if typical of the building stock

<b>Viewings</b>
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Strictly only available by prior appointment via Linays Commercial Limited.

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