

NEW ELTHAM

137 SOUTHWOOD ROAD

SE9 3QJ

LINAYS COMMERCIAL

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

01689 875 511

TO LET – GROUND FLOOR RETAIL UNIT – PROMINENT MAIN ROAD POSITION

Location/ Description

New Eltham is busy suburb located within The Royal Borough of Greenwich in South East London. The area is well served by public transport with New Eltham Railway Station within a short walk. The station provides direct railway services into London Cannon Street and London Charing Cross with a travel time approx. 35 mins.

The premises are situated in a prominent position close to the junction of Southwood Road with the Sidcup By-Pass (A20). The unit forms part of an established parade with a range of local independent businesses including a convenience store, bridal shop, sandwich bar and funeral directors. The Premier Inn hotel is approx. 100 yards distant.

The premises comprises a ground floor mid-terrace, lock up shop unit previously trading as a hairdressers, sun tan spray booth and beauty room plus cloakroom/WC and kitchenette.



Accommodation

(with approximate dimensions and floor areas)

Internal Width:	17'0"	5.1 m
Sales Depth:	38'0"	11.6 m
Sales Area:	500 sq.ft	46.45 sq.m
Kitchenette		
Cloakroom/ WC		


Terms

The premises will be available to 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 (Twelve Thousand Pounds)** per annum exclusive. All 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

Rating Assessment	Commercial Energy Performance Certificate
<p>We understand from the Valuation Office Agency (VOA) website that the rates payable on the premises are £4,1108.20 (2019/20 assessment). Interested parties are strongly advised to check the actual rates liability with the local authority directly.</p> <p>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.</p>	Assessment Awaited
Legal Costs	
Both parties are to be responsible for the payment of their own legal fees.	
VAT	Viewings 8
We have been advised by our clients that VAT will NOT be payable upon the rental under current legislation.	Available by prior appointment via Linays Commercial Limited.  <p>01689 875 511</p>
Service Charge	
A service charge will be levied to cover the cost of the repair, decoration, management and maintenance of the common parts and structure. Details awaited.	
Contact: Mandeep Cheema Toby Allitt Adrian Tutchings	Email: mc@linays.co.uk ta@linays.co.uk commercialproperty@linays.co.uk

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