

ELTHAM

REAR OF 4 WELL HALL ROAD

SE9 6SF

LINAYS

COMMERCIAL

26A STATION SQUARE
PETTS WOOD, ORPINGTON,
KENT. BR5 1NA
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TO LET – REAR SELF CONTAINED RETAIL UNIT - APPROX 247 SQ.FT (22 SQ.M)

Location

Eltham is a South London suburb within the Royal Borough of Greenwich located approximately 7 miles south-east of central London, between the A2 & A20. The area is well served by public transport with Eltham mainline railway station being approx 0.4 miles distant with frequent train services to London Victoria, London Cannon Street, London Charing Cross and Dartford.

The property is situated within an established parade close to the junction with Eltham High Street. Surrounding occupiers include McDonalds, Your Move and a number of local independent restaurants and traders.



Accommodation

(with approximate dimensions and floor areas)

Floor Area:	247sq.ft	22sq.m
WC		

Description

The property comprises a mid-terrace self-contained ground floor retail unit situated at the rear of retail premises (t/a organic grocery store). The unit has the benefit of a private entrance fronting Well Hall Road.

The accommodation comprises a sales floor and is considered suitable for a variety of occupiers including offices, medical and financial/ professional services subject to planning.

Terms

The premises are available to let on the basis of a new full repairing and insuring lease for a term of years to be agreed at a commencing rent of **£6,000 (Six Thousand Pounds)** 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

Ref: 5050

Rating Assessment

We understand from the Valuation Office Agency (VOA) website that the rates payable on the premises are £2,079.15 (2019/20 assessment)
Interested parties are strongly advised to check the actual rates liability with the local authority directly.

Legal Costs

The ingoing tenant is to be responsible for the payment of both parties legal fees incurred in the letting.

VAT

We have been advised by our clients that VAT **will not** be payable upon the rental amount.

Commercial Energy Performance Certificate

Assessment Awaited

Viewings

Available by prior appointment via Linays Commercial Limited.



Contact: Mandeep Cheema Email: mc@linays.co.uk

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