

ELTHAM

2 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 – MID TERRACE RETAIL UNIT

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, Charing 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.



Accommodation

(with approximate dimensions and floor areas)

Ground Floor	171 sq.ft	15.9 sq.m
First Floor (Storage)	90 sq.ft	8.4 sq.m
Total Floor Area Approx.	261 sq.ft	24.3 sq.m

Description

The property comprises a mid-terrace unit set out over ground and first floor level. The premises are currently arranged to provide ground floor retail space with first floor ancillary storage. Features include security shutter.


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 **£7,000 per annum exclusive**. Rents payable quarterly in advance. The lease is to be granted outside the security provisions of the Landlord and Tenant Act 1954 (as amended).

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 £2,304.60 (2019/20) assessment).</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>	<p style="text-align: center;">Assessment Awaited</p>
Legal Costs	
<p>Each party is responsible for the payment of their own legal fees.</p>	
VAT	Viewings
<p>We have been advised by our clients that VAT will NOT be payable upon the rental amount.</p>	<p>Strictly only available by prior appointment via Linays Commercial Limited.</p> <div data-bbox="873 1234 1187 1457" style="text-align: center;">  <p>26A STATION SQUARE PETTS WOOD, ORPINGTON, KENT. BR5 1NA Fax: 01689 831416</p> <p>01689 875 511</p> </div> <p>Contact: Mandeep Cheema</p> <p>Email: mc@linays.co.uk</p>
Service Charge	
<p>A service charge is to be levied to cover the cost of the cleaning, decorating, repair and maintenance of the common parts and structure. 2019/20 budget £727 per annum.</p>	

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