

# NEW ELTHAM

UNIT 2, 42 AVERY HILL ROAD

SE9 2BJ

# 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

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 Eltham and New Eltham Stations both within close proximity providing direct railway services into London Cannon Street and London Charing Cross with a travel time approx. 35 mins.

The premises are situated within an established parade with a mix of commercial and residential occupiers.



## Description

The property comprises an end of terrace retail unit set out over ground floor level with front forecourt and rear yard areas.

The unit is currently arranged to provide open plan sales area, with tiled flooring and plasterboard ceilings ready for the incoming tenant to fit out accordingly.

## Accommodation

(with approximate dimensions and floor areas)

Internal Width:	11'1"	3.4m
Sales Depth:	38'1"	11.6m
<b>Sales Area:</b>	<b>448sq.ft</b>	<b>41sq.m</b>
Storage		
WC		
Rear Yard		


## 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 **£13,000 (Thirteen 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 £3,507.00 (2019/20 assessment). Interested parties are strongly advised to check the actual rates liability with the local authority directly.</p>	
<h3>Legal Costs</h3>	
<p>The ingoing tenant is to be responsible for a contribution to the sum of £1,500 (One Thousand Five Hundred Pounds) exclusive of VAT towards the landlords legal fees.</p>	
<h3>VAT</h3>	
<p>We have been advised by our clients that VAT will <b>NOT</b> be payable upon the rental under current legislation.</p>	<h3>Viewings</h3>
<h3>Notes</h3>	<p>Available by prior appointment via Linays Commercial Limited.</p> <div data-bbox="927 1354 1239 1570" style="text-align: center;">  <p>26A STATION SQUARE PETT'S WOOD, ORPINGTON, KENT. BR5 1NA Fax: 01689 831416</p> <p><b>01689 875 511</b></p> </div> <p>Contact: Mandeep Cheema      Email: mc@linays.co.uk</p>