

# ELTHAM

257 ELTHAM HIGH STREET

SE9 1TY

# LINAYS

COMMERCIAL

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

**01689 875 511**

## TO LET – GROUND FLOOR RETAIL UNIT – PROMINENT POSITION

### Location

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 Falconwood Railway Stations within close proximity providing direct railway services into London Cannon Street, London Bridge and London Victoria with a travel time approx. 35 mins.

The premises are situated within a prominent and established parade close to the junction with Southend Crescent and Westmount Road.



### Description

The property comprises a mid terrace retail unit set out over ground floor level with basement store and rear yard areas.

Internally the unit is currently arranged to provide front sales area, rear office/store with kitchenette and externally accessed WC.

The premises would suit a wide range of occupiers including retail, office and catering (stpp).

### Accommodation

(with approximate dimensions and floor areas)

|                    |                 |               |
|--------------------|-----------------|---------------|
| Internal Width:    | 14'6"           | 4.4m          |
| Sales Depth:       | 38'1"           | 11.6m         |
| <b>Sales Area:</b> | <b>486sq.ft</b> | <b>45sq.m</b> |
| Rear Office/Store: | 118sq.ft        | 10.9sq.m      |
| 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 **£12,500 (Twelve Thousand Five Hundred Pounds)** per annum exclusive. All rents payable quarterly in advance.

## Rating Assessment

We understand from the Valuation Office Agency (VOA) website that the rates payable on the premises are £3757.50 (2020/21 assessment). Interested parties are strongly advised to check the actual rates liability with the local authority directly. Prospective tenants may be able to obtain 100% relief from Business Rates under the Small Business Rate Relief Government incentive and should contact the London Borough of Greenwich Business Rates Department.

## VAT

We have been advised by our clients that VAT will **NOT** be payable upon the rental under current legislation.

## Planning

The property has most recently been occupied for the sale of fireplaces falling within Class A1 (Retail of the Town & Country Planning Use Classes Order 1987).

Alternative uses may be suitable, subject to landlord's consent and obtaining any necessary planning consent. Interested parties are advised to make their own enquiries to The London Borough of Greenwich Planning Department.

## Commercial Energy Performance Certificate

## Viewings

Available by prior appointment via Linays Commercial Limited.



Contact:  
Mandeep Cheema

Email:  
mc@linays.co.uk