

ELTHAM

14 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 – SMALL RETAIL UNIT/KIOSK – 96 SQ.FT (8.9 SQ.M)

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	96 sq.ft	8.9 sq.m
First Floor (Storage)	38 sq.ft	3.5 sq.m

Description

The property comprises a mid-terrace unit set out over ground floor level. The premises are currently arranged to provide ground floor retail space with first floor ancillary storage which is accessed separately via an external staircase.

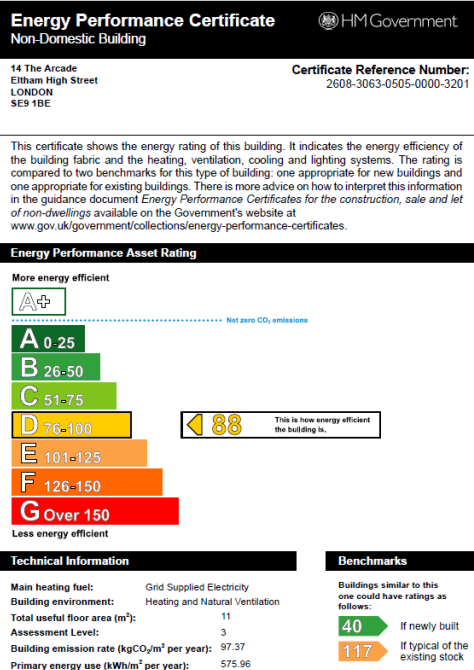

Terms

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 **£5,000 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 £1,227.45 (2020/21) assessment). Prospective tenants may be able to obtain full relief from Business Rates under the small business rate relief Government incentive and should contact the London Borough of Greenwich Business Rates Department.</p>	 <p>Energy Performance Certificate HM Government Non-Domestic Building</p> <p>14 The Arcade E16 1HE LONDON SE9 1BE</p> <p>Certificate Reference Number: 2608-3063-0505-0000-3201</p> <p>This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information in the guidance document <i>Energy Performance Certificates for the construction, sale and let of non-dwellings</i> available on the Government's website at www.gov.uk/government/collections/energy-performance-certificates.</p> <p>Energy Performance Asset Rating</p> <p>More energy efficient</p> <p>A+ 0-25 A 26-50 B 51-75 C 76-100 D 101-125 E 126-150 F Over 150 G Less energy efficient</p> <p>88 This is how energy efficient the building is.</p> <p>Technical Information</p> <p>Main heating fuel: Grid Supplied Electricity Building environment: Heating and Natural Ventilation Total useful floor area (m²): 11 Assessment Level: 3 Building emission rate (kgCO₂/m² per year): 97.37 Primary energy use (kWh/m² per year): 575.96</p> <p>Benchmarks</p> <p>Buildings similar to this one could have ratings as follows:</p> <p>40 If newly built 117 If typical of the existing stock</p>
<p>Legal Costs</p>	
<p>Each party is responsible for the payment of their own legal fees.</p>	
<p>VAT</p>	<p>Viewings</p>
<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>
<p>Service Charge</p>	
<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. 2020/10 budget £727 per annum.</p>	<p>Contact: Mandeep Cheema Email: mc@linays.co.uk</p>