

NEW ELTHAM

44 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/ CLASS E PREMISES

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 a mid-terrace retail unit set out over ground floor level with front forecourt.

The unit is currently arranged to provide open plan sales area with suspended ceiling, kitchen and WC.

Accommodation

(with approximate dimensions and floor areas)

Internal Width:	12'4"	3.8m
Sales Depth:	24'6"	7.5m
Sales Area:	341sq.ft	31sq.m
Kitchen		
WC		


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 **£15,600 (Fifteen Thousand Six Hundred Pounds)** per annum **inclusive of rent, rates and electricity**. 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

<h2 style="background-color: #00AEEF; color: white; padding: 5px;">Rating Assessment</h2>	<h2 style="background-color: #00AEEF; color: white; padding: 5px;">Commercial Energy Performance Certificate</h2>
<p>The property is being offered on an inclusive basis.</p>	<div style="background-color: #00AEEF; color: white; padding: 10px;"> <div style="display: flex; justify-content: space-between;"> <div style="text-align: left;"> <p>44, Avery Hill Road LONDON SE9 2BJ</p> </div> <div style="border: 1px solid white; padding: 5px; text-align: center;"> <p>Energy rating</p> <h1 style="font-size: 2em; margin: 0;">D</h1> </div> </div> <div style="display: flex; justify-content: space-around; margin-top: 10px;"> <div style="text-align: center;"> <p>Valid until 20 May 2024</p> </div> <div style="text-align: center;"> <p>Certificate number 9571-3015-0040-0500-0525</p> </div> </div> </div>
<h2 style="background-color: #00AEEF; color: white; padding: 5px;">Legal Costs</h2>	
<p>Each party to pay their own legal and professional fees.</p>	<h2 style="background-color: #00AEEF; color: white; padding: 5px;">Viewings</h2>
<h2 style="background-color: #00AEEF; color: white; padding: 5px;">VAT</h2>	<p>Available by prior appointment via Linays Commercial Limited.</p> <div style="text-align: center; margin-top: 20px;">  <p>01689 875 511</p> </div>
<p>We have been advised by our clients that VAT will NOT be payable upon the rental under current legislation.</p>	
<h2 style="background-color: #00AEEF; color: white; padding: 5px;">Planning</h2>	
<p>We understand the property falls under Class E of the Town & Country Planning Use Classes Order as of 1st September 2020 which allows for the premises to be occupied for the purposes of a shop, financial/professional services, café or restaurant (not take-away), light assembly work, clinic, health centre, creche, day nursery, day centre, gymnasium/indoor recreation. The above uses are all subject to Landlord's consent. Consent may be required for any alterations (e.g. ventilation & extraction).</p>	

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