

# NEW ELTHAM

HAINAULT HOUSE, HAINAULT STREET

SE9 2EF

# LINAYS

COMMERCIAL

26A STATION SQUARE  
PETTS WOOD, ORPINGTON,  
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## FREEHOLD INVESTMENT FOR SALE SHOWROOM/OFFICES & WAREHOUSE PREMISES WITH YARD/PARKING

### Location

Situated within a mixed commercial and residential area just off Footscray Road and approximately 250 yards from New Eltham mainline railway station. Hainault Street is a cul-de-sac and offers limited restricted car parking.

Local shopping facilities are available including the Coop Supermarket close by in Footscray Road.



### Description

Comprises a self-contained showroom, office and warehouse complex with the benefit of gated concrete and hard surfaced yard and parking area plus a separate storage building with cloakroom/WC's fronting Hainault Street.

It is considered that the property offers potential for either commercial or residential development subject to the grant of Planning Permission. All enquiries should be directed towards the Local Planning Authority: The London Borough or Greenwich.

[Greenwich Planning](#)

### Accommodation

(With approximate dimensions and floor areas)

#### Rear Building

Showroom/office:	650 sq ft	(60.39m <sup>2</sup> )
Private office:	105 sq ft	(9.75m <sup>2</sup> )
Main store:	520 sq ft	(48.31m <sup>2</sup> )
Warehouse:	300 sq ft	(27.87m <sup>2</sup> )

#### Front Building

Storage Area:	240 sq ft	(22.30m <sup>2</sup> )
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Ladies/gents cloakrooms/WC's

There is a central yard and parking area accessed via double gates offering approximately 10-12 car parking spaces.

Please note that the property is irregular in shape and the above measurements are approximate.

Ref: 5228

## Tenancies

The entire premises are let upon a lease to Installation Squad AV Limited with guarantors That Media Limited for a term from 24<sup>th</sup> September 2019 at a current rental of £19,000 pax and expiring on 23<sup>rd</sup> September 2024. The rent is subject to review on 24<sup>th</sup> September 2022.

## Price

**Offers invited in excess of £400,000** (Four Hundred Thousand Pounds) for the Freehold Interest, subject to the existing lease granted producing an income of £19,000 pax (subject to review).

## Rating Assessment

We understand from the Valuation Office Agency (VOA) website that the rates payable are £6,905.51 (2021/22 assessment). Interested parties are strongly advised to check the actual rates liability with the local authority directly.

## VAT

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

## Commercial Energy Performance Certificate

Hainault House  
Hainault Street  
LONDON  
SE9 2EF

Energy rating

**D**

Valid until  
**16 July 2024**

Certificate number  
**0290-9423-2530-2700-7403**

## Viewings

Available strictly by prior appointment with Linays Commercial:



**Contact:**  
Toby Allitt  
Adrian Tutchings

**Email**  
[ta@linays.co.uk](mailto:ta@linays.co.uk)  
[commercialproperty@linays.co.uk](mailto:commercialproperty@linays.co.uk)

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