

# NEW ELTHAM

139 SOUTHWOOD ROAD

SE9 3QL

# LINAYS COMMERCIAL

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

**01689 875 511**

**TO LET – GROUND FLOOR PREMISES – PROMINENT MAIN ROAD POSITION**

## Location/ Description

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 New Eltham Railway Station within a short walk. The station provides direct railway services into London Cannon Street and London Charing Cross with a travel time approx. 35 mins.

The premises are situated in a prominent position close to the junction of Southwood Road with the Sidcup By-Pass (A20). The unit forms part of an established parade with a range of local independent businesses including a convenience store, bridal shop, sandwich bar and funeral directors. The Premier Inn hotel is approx. 100 yards distant.

The premises comprises a ground floor mid-terrace, lock up shop unit arranged internally to provide front sales area, partitioned storage and WC.



## Accommodation

(with approximate dimensions and floor areas)


Internal Width:	11'4"	3.5 m
Sales Depth:	31'	9.7 m
Sales Area:	316 sq.ft	29.4 sq.m
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 **£10,000 (Ten Thousand Pounds)** per annum exclusive. All rents payable quarterly in advance.

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 £3056.10 (2023/24 assessment). Interested parties are strongly advised to check the actual rates liability with the local authority directly.</p> <p>Interested parties are strongly advised to check the actual rates liability with the local authority directly. Incentives in the form of small business rate relief may be applicable.</p>	<div data-bbox="708 317 1495 678"> <div style="display: flex; justify-content: space-between;"> <div style="width: 60%;"> <p>139, Southwood Road LONDON SE9 3QL</p> </div> <div style="width: 35%; border: 1px solid black; padding: 5px;"> <p>Energy rating</p> <p style="font-size: 2em; font-weight: bold; text-align: center;">D</p> </div> </div> <div style="display: flex; justify-content: space-around; margin-top: 10px;"> <div style="text-align: center;"> <p>Valid until</p> <p><b>18 August 2025</b></p> </div> <div style="text-align: center;"> <p>Certificate number</p> <p><b>9209-3008-0357-0900-1395</b></p> </div> </div> </div>
Legal Costs	
<p>Both parties are to be responsible for the payment of their own legal fees.</p>	
VAT	Viewings
<p>We have been advised by our clients that VAT will <b>NOT</b> be payable upon the rental under current legislation.</p>	<p>Available by prior appointment via Linays Commercial Limited.</p> <div data-bbox="927 1293 1216 1499" style="text-align: center;">  <p>26A STATION SQUARE PETTS WOOD, ORPINGTON, KENT. BR5 1NA Fax: 01689 831416</p> <p style="font-weight: bold; background-color: black; color: white; padding: 2px;">01689 875 511</p> </div>
Service Charge	
<p>A service charge will be levied to cover the cost of the repair, decoration, management and maintenance of the common parts and structure. The current figure is approx. £1,200 per annum exclusive.</p>	

## THE PROPERTY MISDESCRIPTIONS ACT 1991

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