

NEW ELTHAM

739 SIDCUP ROAD

SE9 3SA

LINAYS

COMMERCIAL

26A STATION SQUARE
PETTS WOOD, ORPINGTON,
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TO LET – CLASS E /RETAIL 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, pharmacy and funeral directors. The Premier Inn hotel is approx. 100 yards distant.

The premises comprises a ground floor mid-terrace, lock up shop unit internally arranged to provide open plan space with rear stores and WC.



Accommodation

(with approximate dimensions and floor areas)

Internal Width:	17'1"	5.21 m
Sales Depth:	38'7"	11.8 m
Sales Area:	659sq.ft	62 sq.m
Covered Yard/External Stores		

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 **£16,500 (Sixteen Thousand Five Hundred 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

Ref: MC/5762

Rating Assessment

We understand from the Valuation Office Agency (VOA) website that the rates payable on the premises are £5,114.75 (2024/25 assessment).

We understand that the previous tenants were under the Small Business Rate Relief Scheme able to obtain 100% exemption of the payment of business rates. Prospective tenants should speak with The London Borough of Greenwich Business Rates department.

Legal Costs

Both parties are to be responsible for the payment of their own legal fees.

VAT

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

Service Charge

A service charge will be levied to cover the cost of the repair, decoration, management and maintenance of the common parts and structure. Details awaited.

Commercial Energy Performance Certificate

739 Sidcup Road
LONDON
SE9 3SA

Energy rating

C

Valid until

6 March 2029

Certificate number

0070-8939-0321-6650-4070

Viewings

Available by prior appointment via Linays Commercial Limited.

