

# NEW ELTHAM

411 FOOTSCRAY ROAD

SE9 3UL

# LINAYS

COMMERCIAL

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

**01689 875 511**

## TO LET – GROUND FLOOR SHOP (CLASS E) UNIT

### Location

Situated in a prominent position at the junction of Footscray Road and Avery Hill Road diagonally opposite New Eltham Railway Station which offers frequent services to London Bridge, Waterloo, Cannon Street and Charing Cross (average journey time of approx 30 minutes). The surrounding area includes a mixture of established local shops including a Co-Op plus good quality residential properties. The A20 trunk road is less than 500 yards to the south of the property.



### Description

Comprises a ground floor lock-up shop unit currently trading as a hair and beauty salon. The current Proprietor has advised that she is having to retire for health reasons, having traded from the property for some 11 years. The property is well fitted, providing fully glazed shop front with electric security shutter and salon area with tiled floors, suspended ceiling, spotlights, air-conditioning unit, gas fired central heating and incorporates two treatment rooms, corridor to kitchenette/staff area and cloakroom/WC. To the rear there are two further treatment rooms plus lobby with doorway and security shutter leading to private car park with approx. 4 double tandem spaces. (All fixtures and fittings are untested).

### Terms

The premises are to be let upon a new full repairing and insuring lease at terms to be agreed for an initial rental of **£18,000 per annum exclusive** with rents payable quarterly in advance.

### Accommodation

With approximate dimensions and floor areas.

Shop with Treatment rooms and Kitchenette/Staff area plus  
Cloakrooms/WC      83.6 sq m      900 sq ft  
Approx 4 double tandem spaces.

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

We understand from the Valuation Office Agency (VOA) website that the rates payable on the premises are £3,781.80 (2026/2027 assessment). It is our understanding that the current tenants enjoy Small Business Rate Relief, a Government incentive. Prospective tenants should contact the Business Rates section of the Royal Borough of Greenwich directly to check eligibility.

## Legal Costs

The ingoing tenant is to be responsible for the payment of both parties' legal fees.

## VAT

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

## Rent Deposit

We are advised that the landlord will require a rental deposit to be held throughout the term of the lease. The extent of the deposit is to be agreed between the parties and will be for a minimum sum equivalent to six months' rental (£9,000).

## Commercial Energy Performance Certificate

Awaiting assessment.

## Viewings

Available by prior appointment via Linays Commercial Limited.



Contact:  
Adrian Tutchings

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

## Fixtures & Fittings

As stated, we are advised by our clients that they have traded from the property for in excess of ten years and have various items of equipment which may be available at terms to be agreed, should such be required by the ingoing tenant.