

NEW ELTHAM

387 FOOTSCRAY ROAD

SE9 2DR

LINAYS

COMMERCIAL

26A STATION SQUARE
PETTS WOOD, ORPINGTON,
KENT. BR5 1NA
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TO LET – RETAIL/CLASS E USE PREMISES – PROMINENT MAIN ROAD POSITION



Location/Description

New Eltham is a popular suburb within the London Borough of Greenwich. The premises are situated on Footscray Road benefiting from excellent visibility and good levels of passing footfall and traffic close to the junction with Southwood Road and Avery Hill Road. This established commercial location

offers a variety of shops, offices, restaurants and residential dwellings.

The property comprises mid terrace ground floor commercial premises. Internally, the current layout provides sales space at front and rear areas with ancillary storage space and WC. The property is in a condition ready for an ingoing tenant to fit out to their preferred layout and specification. Please note, a small area of the rear of the property is to be retained by the Landlord.

Accommodation

(with approximate dimensions and floor areas)

Ground Floor Area:	565sq.ft	52sq.m
W/C	-	-
Total Area:	566sq.ft	52sq.m

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/5842		
Terms	Commercial Energy Performance Certificate	
<p>The premises are available to let on the basis of a new 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. A rental deposit is to be held by the Landlord. We understand that VAT is not applicable.</p>	<div data-bbox="711 306 1424 653"> <div style="display: flex; justify-content: space-between;"> <div style="width: 60%;"> <p>387 Footscray Road ELTHAM SE9 2DR</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>4 June 2036</p> </div> <div style="text-align: center;"> <p>Certificate number</p> <p>0068-1202-2306-8422-3000</p> </div> </div> </div>	
Ratable Value	Photo	
<p>We understand from the Valuation Office Agency (VOA) website that the rates payable on are £3323.40 (2026 assessment).</p> <p>Prospective Tenants may be able to 100% rate relief from Business Rates and should contact the London Borough of Greenwich Business Rates Department.</p>		
Legal Fees		
<p>The ingoing Tenant is to provide a contribution to the sum of £2,000 (Two Thousand Pounds) exclusive towards the Landlords legal fees.</p>		
	<div data-bbox="667 1640 1529 1728">Viewings</div> <p>Available by prior appointment via Linays Commercial Limited.</p> <p style="text-align: center;">Email: mc@linays.co.uk</p>	
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