

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 Royal 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

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 to the minimum of a sum equivalent to 6 (Six) months rent is to be held by the Landlord. We understand that VAT is not applicable.

Ratable Value

We understand from the Valuation Office Agency (VOA) website that the rates payable on are £3323.40 (2026 assessment).

Prospective Tenants may be able to 100% rate relief from Business Rates and should contact the London Borough of Greenwich Business Rates Department.

Legal Fees

The ingoing Tenant is to provide a cost contribution by way of legal undertaking to the sum of **£8,500 (Eight Thousand Five Hundred Pounds)** exclusive of VAT towards the Landlords legal fees at the point of instructing solicitors.

Commercial Energy Performance Certificate

387 Footscray Road
ELTHAM
SE9 2DR

Energy rating

D

Valid until

4 June 2036

Certificate number

0068-1202-2306-8422-3000

Photo



Viewings

Available by prior appointment via Linays Commercial Limited.

Email: mc@linays.co.uk

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