

NEW ELTHAM

411 FOOTSCRAY ROAD

SE9 3UL

LINAYS

COMMERCIAL

26A STATION SQUARE
PETTS WOOD, ORPINGTON,
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LEASE AVAILABLE – GROUND FLOOR RETAIL 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 (hot and cold), gas fired water 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 the rear. (All fixtures and fittings are untested).

Terms

The premises are held upon a full repairing and insuring lease for a term expiring August 2030 at a passing rental of **£18,000 pax** with rents payable quarterly in advance.

Accommodation

With approximate dimensions and floor areas.

Sales Are with Treatment Rooms

Kitchenette/Staff Area

Cloakrooms/WC

Gross Floor Area: 830 sq ft (77.1 sq 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/Lesseees 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/Lesseees 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).

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.

Commercial Energy Performance Certificate

411 Footscray Road ELTHAM SE9 3UL		Energy rating C
Valid until 9 May 2036	Certificate number 8888-7087-9192-3611-5932	
Property type	Retail/Financial and Professional Services	

Viewings

Available by prior appointment via Linays Commercial Limited.



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