

ELTHAM

REAR OF 4 WELL HALL ROAD

SE9 6SF

LINAYS

COMMERCIAL

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

01689 875 511

TO LET – REAR SELF-CONTAINED COMMERCIAL PREMISES UNIT - 247 SQ.FT

Location

Eltham is a South London suburb within the Royal Borough of Greenwich located approximately 7 miles south-east of central London, between the A2 & A20. The area is well served by public transport with Eltham mainline railway station being approx 0.4 miles distant with frequent train services to London Victoria, London Cannon Street, London Charing Cross and Dartford.

The property is situated within an established parade close to the junction with Eltham High Street. Surrounding occupiers include McDonalds, Your Move and a number of local independent restaurants and traders.



Description

The property comprises a mid-terrace self-contained unit situated at the rear of retail premises (t/a organic grocery store) accessed via private entrance fronting Well Hall Road. Externally, the property includes a garden/yard. The accommodation comprises a sales floor and is considered suitable for a variety of occupiers including offices, medical and financial/ professional services subject to planning.

Accommodation

(with approximate dimensions and floor areas)

Floor Area:	247sq.ft	22sq.m
WC		
Rear Garden/Yard		

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 **£7,000 (Seven Thousand Pounds)** per annum exclusive. Rents payable quarterly in advance.

THE PROPERTY MISDESCRIPTIONS ACT 1991

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: 5050

Rating Assessment

We understand from the Valuation Office Agency (VOA) website that the rates payable on the premises are £1,852.70 (2026/27 assessment). Interested parties are strongly advised to check the actual rates liability with the local authority directly. Prospective tenants may be able to obtain 100% small business rate relief and should contact The London Borough of Greenwich.

VAT

We have been advised by our clients that VAT **will not** be payable upon the rental amount.

Commercial Energy Performance Certificate

Rear Of
4 Well Hall Road
ELTHAM
SE9 6SF

Energy rating

E

Valid until

12 August 2035

Certificate number

2207-0035-4002-1298-1502

Viewings

Available by prior appointment via Linays Commercial Limited.

Contact: Mandeep Cheema Email: mc@linays.co.uk

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