

Eltham Appliance Centre

Cookers = Washing Machines = Fridges

BUY 0
+ SELL 07850449610

020 8355 5826
Appliances Bought and sold

All Appliances
repaired

NEW
and
Reconditioned
Appliances

020 8355 5826

BAXTER PHILIPS
020 8313 9000

baxterphilips.co.uk

**SHOP TO LET
WITH REAR ANCILLARY SPACE
AND SECURE YARD**

**142 WELL HALL ROAD
ELTHAM
SE9 6SN**

LOCATION:

The premises are located on the eastern side of Well Hall Road (A208), close to its junction with Dunvegan Road and within approximately 100 yards of Eltham Railway Station. Eltham High Street is within a mile to the south and Woolwich approximately 2 miles to the north. The area is well served by transport links, with the aforementioned Eltham Station, numerous bus routes using Well Hall Road and the A2 and South circular being approximately half a mile away.

DESCRIPTION:

The premises form a shop unit benefiting from a kitchen and W.C with an interlinked ancillary area to the rear, which would suit a number of uses STP and includes a disabled W.C. To the rear of the premises is a secure gated yard, with parking for 4-5 cars.

ACCOMMODATION:

The premises have the following approximate areas.

Retail area	505 sq ft - 46.95sq m
Kitchen	
W.C	
Rear Ancillary space	559 sq ft - 52.00sq m
Disabled W.C	

Secure yard with parking for 4 – 5 cars

TERMS:

The premises are available to let on a new lease to be agreed, but with provision for regular rent review.

LEGAL COSTS:

Each party to bear their own legal costs incurred in this transaction.

SERVICES:

The mention of any appliances or services in these particulars does not imply they are in working order.

RENT:

£24,500 per annum exclusive

AGENTS NOTE:

Consideration may be given to separating the site, giving a self contained shop unit in addition to the ancillary space with yard, POA

RATES:

RV 2017 **£8,800**

UBR 2018-2019 48.0p in the £

Transitional relief/premium maybe applicable – further details can be found at www.businesslink.gov.uk or via the Local Authority.

EPC: *Rating: C-65*

V.A.T.:

The terms quoted exclude V.A.T

VIEWING:

Strictly via sole agents:

Baxter Philips - Tel: 020 8313 9000

Subject to contract

Northside House · 69 Tweedy Road · Bromley · Kent BR1 3WA · T: 020 8313 9000 · E: info@baxterphilips.co.uk

Misrepresentation Act 1967, these particulars are believed to be correct, but their accuracy is not guaranteed and they do not constitute an offer or form part of any contract. Baxter Philips Limited and its employees have no authority to make any representation or give any warranty to this property.