

HUMMERSTONE & HAWKINS

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'E' CLASS RETAIL UNIT TO LET



'E' class retail unit on Eltham High Street available to let.

Located on busy Eltham High Street, good level of passing trade.

Total floor area of 71.2sq m / 766.4 sq ft.

One parking space to the rear of the property.

Suitable for a variety of 'E' class uses.

Available on a new lease, terms to be negotiable.

196 Eltham High Street

Eltham

SE9 1BJ

Tenure: TO LET

Rental: £30,000 pa

Hummerstone & Hawkins
Tel: 0208 303 1061

LOCATION:

Eltham is a suburban district of south east London, in the Royal Borough of Greenwich. It is located some 8.7 miles east south-east of Charing Cross and around 5.8 miles west of Bexleyheath.

The subject property is situated on the busy Eltham High Street (A210) near to the junction with Court Road (A208) The town has a busy shopping centre with a good mix of both national and local retailers

Eltham has its own Network Rail station and is well served by bus routes and has good road links

DESCRIPTION:

A glazed frontage incorporating a single entrance door which is secured by an electric roller shutter leads into a main retail area of approximately 670sq ft. The unit has been recently renovated and is provided in shell condition.

To the rear is a small storage area and toilet which leads to a small back area of 95sq ft which incorporates a storage shed for the tenants use. At the rear gate there is a passageway which leads to a small parking area where the tenant will have rights for one parking space.

TERMS:

The premises are available by way of a new FR&I lease upon terms to be agreed, A minimum rental deposit of 3 months will be required.

EPC:

196 Eltham High Street ELTHAM SE9 1BJ		Energy rating C
Valid until 12 October 2031	Certificate number 7485-0667-3507-4441-8278	

RATES:

We understand from the VOA (Valuation Office Agency) website that the premises has a rateable value of £15,000 per annum. We would still advise all interested parties to make their own relevant enquiries with council and to confirm the actual rates payable.

LEGAL FEES:

Each party are to be responsible for their own legal costs

VIEWING ARRANGEMENTS:

No direct approach may be made to the property. For an appointment to view, please contact the agent. [Hummerstone & Hawkins T: 0208 303 1061](tel:02083031061)

Please note that property particulars are prepared as a general guide to the property for the convenience of a prospective purchaser or tenant and are intended for people who are familiar with commercial transactions. If you are not sure that you fit this description you should take the relevant independent advice before proceeding further. Whilst every care is taken in their preparation, these particulars are in no way guaranteed to be correct and are made without responsibility on the part of Hummerstone & Hawkins Ltd or the client. They do not obviate the need to make appropriate searches, enquiries and inspections. Statements herein are not to be relied upon as statements or representations of fact; any acquirer must satisfy themselves as to the correctness and any error, omission or mis-description therein shall not affect or annul the sale or be grounds for rescission or compensation. Hummerstone & Hawkins Ltd have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Measurements are approximate and should be verified by an acquirer.

