

ELTHAM

REAR OF 93-95 HIGH STREET
SE9 1TD

LINAYS COMMERCIAL

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

01689 875 511

TO LET – SELF CONTAINED OPEN STORAGE LAND / CAR PARK

Location

Eltham is situated in the London Borough of Greenwich, approximately 8 miles South East of Central London just off the A205 South Circular Road and between the A2 and A20 arterial roads.

Access to the land is via a shared service road off the High Street between 105 and 111 High Street (Clinton Cards and HSBC bank).



Accommodation

(with approximate dimensions and floor areas)

Site Width:	24'	7.3m
Site Depth:	<u>140'</u>	<u>42.6m</u>
Total Site Area:	3,460 sq ft	321.44m²

Description

The property comprises a hard-standing area of land secured by fencing and walls with access via metal double gates.

There are no services or utilities available on the site.

We understand that the land has in the past been used for car parking and storage. There are no buildings on the site.

Terms

The premises are available to let on the basis of a new effectively full repairing and insuring lease for a term of years to be agreed at a commencing rent of **£150 per week exclusive (£7,800 per annum exclusive)** subject to review.

A rental deposit will be required.

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: 4772

Rating Assessment

We understand from the Valuation Office Agency (VOA) website there is currently no specific rating assessment in respect of the subject property. Interested parties are **strongly** advised to check the actual rates liability with the local authority directly.

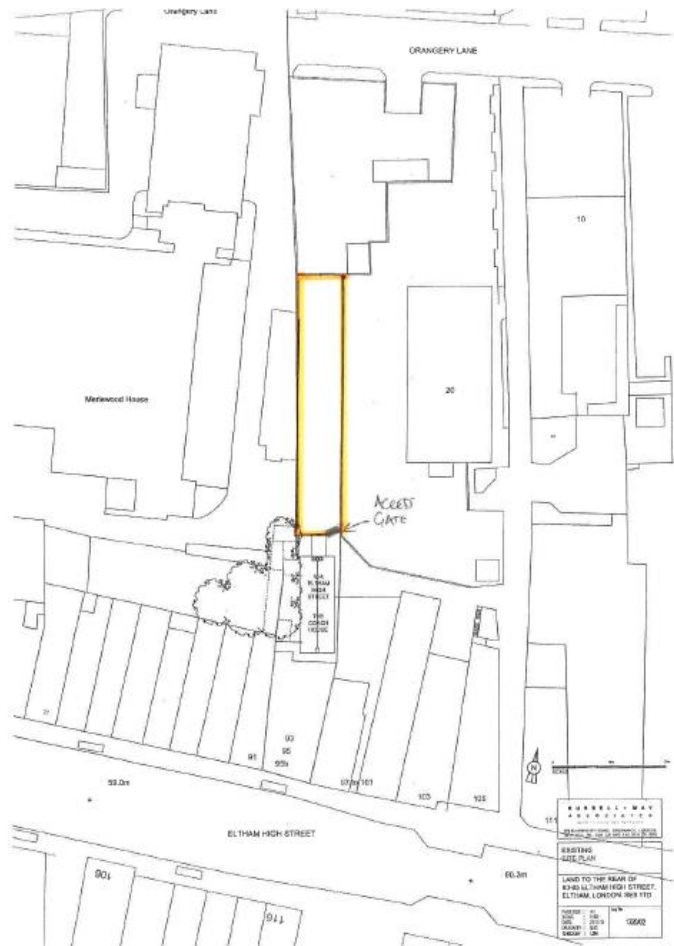
Legal Costs

Each party to bear their own legal and professional fees incurred in respect of this transaction.

VAT

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

Site Plan



Not to scale.

Viewings

Available by prior appointment via Linays Commercial Limited.

Contact:
Adrian Tutchings
Mandeep Cheema

Email:
commercialproperty@linays.co.uk
mc@linays.co.uk

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