

ELTHAM

7 CHEQUERS PARADE, PASSEY PLACE
SE9 1DD

LINAYS

COMMERCIAL

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

01689 875 511

TO LET – RETAIL / CLASS E USE PREMISES – GROUND FLOOR LEVEL

Location

Eltham is busy suburb located approximately 11 miles south-east of Central London, within the Royal Borough of Greenwich. The subject property is positioned adjacent to Eltham High Street, within a predominantly commercial area in a parade of six units accessed via a pedestrianised walkway running between the High Street and Passey Place. Surrounding occupiers include Boots and several independent businesses.



Description

The subject premises comprises the ground floor of mid terrace retail unit set within an established parade.

Externally the property has the benefit of a front pedestrian access and rear vehicular access via Passey Place.

Internally the premises are arranged to provide a ground floor sales area with WC.

We believe the premises would be suitable for a wide variety of business including retail or professional services.

Accommodation

(with approximate dimensions and floor areas)

Ground Floor:	<u>499sq.ft</u>	<u>46.3sq.m</u>
Total Floor Area:	499sq.ft	46.3q.m
WC		

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 **£13,500 (Thirteen Thousand Five Hundred Pounds)** per annum exclusive, payable quarterly in advance.

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

Rating Assessment

We understand from the Valuation Office Agency (VOA) website that the rates payable on the premises are approx. £5,056.88 (2024/25 assessment).

Prospective tenants may be able to obtain 100% rate relief from Business Rates under the small business rate relief Government incentive and should contact the Business Rates section of London Borough of Greenwich.

Legal Costs

Each party to bear their own legal and professional fees.

VAT

We have been advised by our clients that VAT **will** be payable upon the rental price under current legislation.

Planning

We understand the property falls under Class E of the Town & Country Planning Use Classes Order as of 1st September 2020 which allows for the premises to be occupied for the purposes of a shop, financial/professional services, café or restaurant (not take-away), light assembly work, clinic, health centre, creche, day nursery, gymnasium/indoor recreation. Consent may be required for any external alterations (e.g. ventilation & extraction). All of the above uses are subject to Landlord's approval.

Commercial Energy Performance Certificate

7 Chequers Parade
LONDON
SE9 1DD

Energy rating

D

Valid until

12 August 2024

Certificate number

0080-7922-0324-6660-4084

Viewings

Available by prior appointment with Linays Commercial Limited.

Contact:
Mandeep Cheema

Email:
mc@linays.co.uk