



18 Well Hall Road, Eltham, London, SE9 6SF

A1/A2 shop fronted unit to let, available under a new Lease with no premium

020 8681 2000

info@hnfproperty.com

specialist advice on all property matters



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Rent £16,500 per annum exclusive

LOCATION: - The property is situated fronting Well Hall Road, fairly close to its junction with Eltham High Street, in a popular location. Well Hall Road is a busy link road and bus route between Eltham and Woolwich, and the property benefits from a good deal of passing vehicular traffic and a fair amount of pedestrian flow generated by nearby traders, and also Eltham mainline station which is further along Well Hall Road. Eltham High Street benefits from a good deal of pedestrian flow and due to the proximity of nearby parking bays, Well Hall Road also benefits from pedestrian activity. The surrounding area is a densely populated residential catchment which the property is able to service.

DESCRIPTION: - The property comprises a ground floor lock-up premises, most recently used as a residential estate agent. The property has a modern shop front and is fitted to a good standard internally including wood effect flooring, air conditioning (not tested), spotlighting and an internal WC and kitchenette area. To the rear is a covered yard area which contains two small storage buildings. The property is considered ideal

for a variety of uses, either in the retail of office fields. There is a glazed partitioned office to the rear of the unit which provides some degree of privacy. This could be removed if not needed.

ACCOMMODATION:

Gross frontage	4.8m
Internal width	3.56m widening to 4.78m after 4.8m
Shop depth	10.63m
Sales area	44.95m ² (485ft ²) approx
Kitchenette	3.81m ² (41ft ²) approx
Internal WC	

Externally

Rear yard	49.63m ² (535 ft ²) approx.
Incorporating storage building of 14.68m ² (158ft ²) approx	

TENURE: - The property is offered by way of a new Lease, the length of which is to be negotiated.

USE/PLANNING: - We understand the property falls within Class A2 (Retail/Office) of the current Use Classes Order and would suit a variety of trades.

RENT/PRICE: - An initial rent of £16,500 per annum exclusive is sought.

BUSINESS RATES: - The property has a rateable value of £10,500. Interested parties should contact the local authority to confirm the rates PAYABLE.
www.tax.service.gov.uk/business-rates-find/search

EPC RATING: - The property has an Energy Performance Certificate rating of 42 within Band B Rating.

VAT: - All rental and capital figures quoted within these details are exclusive of V.A.T. unless otherwise stated.

VIEWINGS: - Viewings by prior arrangement – please telephone 0208 681 2000.

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