

JOHN PAYNE COMMERCIAL

SALES | LETTINGS | LAND | INVESTMENTS

**DUE TO RELOCATION
TO LET BY ASSIGNMENT
FULLY FITTED ESTATE AGENTS OFFICE
SUIT SOLICITORS ACCOUNTANTS ETC
GROUND FLOOR A1/A2 - 443 SQ FT
PROMINENT CORNER SITE**



42 WELL HALL ROAD, ELTHAM, SE9 6SF

RENT £14,500 PA EX

Commercial Property Agents & Surveyors

7 Hare & Billet Road, Blackheath, London SE3 0RB Tel: 020 8852 6125 Email: Commercial@johnpaynecommercial.com

www.johnpaynecommercial.com

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. John Payne Commercial and its employees have no authority to make any representation or give any warranty in relation to this property.

| | | | | | | | | | |
|------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|-----------|-------------------|----------|------|--|-----------|-----------|
| Location: | <p>The premises are located on the Eastern side, at the Southern end of Well Hall Road (A208), at its junction with Dobell Road and approximately 150 yards from the busy junction with Eltham High Street, Eltham Hill and Court Road.</p> <p>The immediately surrounding occupiers provide a range of different services, and Eltham High Street itself has numerous National retailers including McDonalds, Next, Sainsbury's, Boots, Lidl, TK Maxx and the recently opened Vue Cinema.</p> <p>The premises have good transport links with the A2 and A20 being nearby, Eltham Mainline Train station being within 400 yards and numerous bus routes serving the area.</p> | | | | | | | | |
| Description: | <p>A1/A2 retail unit, on a prominent corner site with good return frontage to Dobell Road. In addition to the office space there is a kitchen/staff room, W.C. and small rear yard.</p> <p>The premises has been occupied for many years by an Estate Agents' office, and as such is fitted out with suspended ceilings, CAT II lighting, air conditioning, wood floors, perimeter trunking and stud partitioned meeting room.</p> <p>The modern office furniture is still in place and could be included if required Whilst the premises would provide a good office, they would equally be suitable for a wide variety of retail uses within classes A1 and A2.</p> | | | | | | | | |
| Accommodation: | <p>The premises offer the following approximate areas.</p> <table> <tr> <td>Office/Retail area</td> <td>443 sq ft</td> </tr> <tr> <td>Kitchen/Staffroom</td> <td>96 sq ft</td> </tr> <tr> <td>W.C.</td> <td></td> </tr> <tr> <td>Rear Yard</td> <td>127 sq ft</td> </tr> </table> | Office/Retail area | 443 sq ft | Kitchen/Staffroom | 96 sq ft | W.C. | | Rear Yard | 127 sq ft |
| Office/Retail area | 443 sq ft | | | | | | | | |
| Kitchen/Staffroom | 96 sq ft | | | | | | | | |
| W.C. | | | | | | | | | |
| Rear Yard | 127 sq ft | | | | | | | | |
| Business Rates: | Interested parties are advised to make their own enquires to the local Authority, being the Royal Borough of Greenwich. | | | | | | | | |
| Terms: | Available to let by way of assignment of existing 15 year lease, on FR&I terms from Feb 2013, with 3 yearly rent reviews, with the next being Feb 2022. | | | | | | | | |
| Deposit: | A deposit of up to 6 months rent may be required, subject to status. | | | | | | | | |
| Reference Fee: | Upon acceptance of offer and prior to documentation being circulated, the incoming tenants will be required to make a non-refundable contribution of £250 + VAT in respect of referencing. | | | | | | | | |
| VAT: | Not applicable. | | | | | | | | |
| Legal Fees: | Each party to pay their own legal costs. | | | | | | | | |
| Viewing: | Strictly via appointment through sole agents John Payne Commercial 020 8852 6125 | | | | | | | | |

BL/EJ/WHR42/C00641

Misdescriptions Act 1991

Whilst every effort has been made to ensure the accuracy of these particulars they are in no way guaranteed and do not and will not constitute any part of a contract or any other form of agreement. No liability shall attach to John Payne Commercial or its representatives in relation to anything stated or omitted from these particulars. All prospective lessees purchasers are invited to and expected to inspect the property to check the accuracy of these particulars and to seek appropriate advice from their surveyor and/or solicitor