

5a Eltham Road Lee Green



5a Eltham Road Lee Green SE12 8ES
E Class Shop Lease For Sale

Contact:
Jonathan Thomas
01865 595143

jonathan@jrbtcommercialproperty.co.uk

Location

The property is located on the A20 – an arterial route from the M25 to central London. Lying on the busy crossroads with Burnt Ash Road it lies diagonally across from the covered pedestrian walkway to the Sainsbury's/Argos Supermarket. The unit is situated adjacent to a local hairdressers and Lee Green Post Office. The area benefits from a range of independent shops and cafés. Other operators in close proximity include:

Sainsbury's Supermarket / Argos, Shorter & Co London, Lee Green Post Office, Carola Italian Restaurant, Lee Green Convenience Store and Peter James Estate Agents

Description

The property has the benefit of an E Class use and comprises a ground floor retail together with basement store. Adjacent unit 1-3 also available - details on request.

Rent

£7,500 per annum

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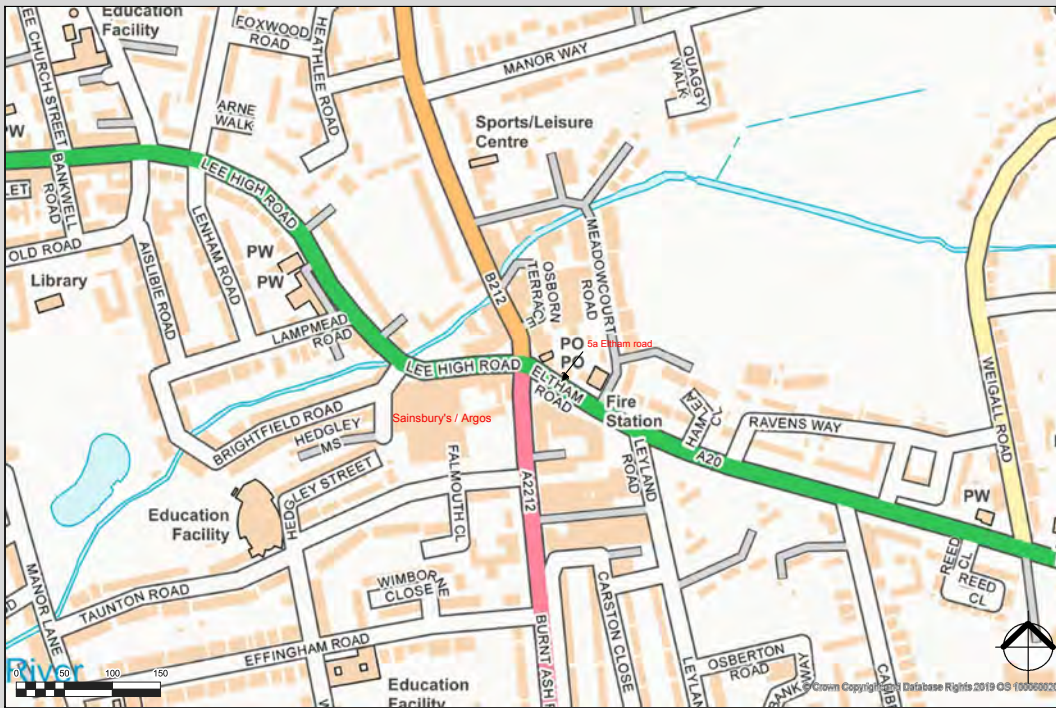
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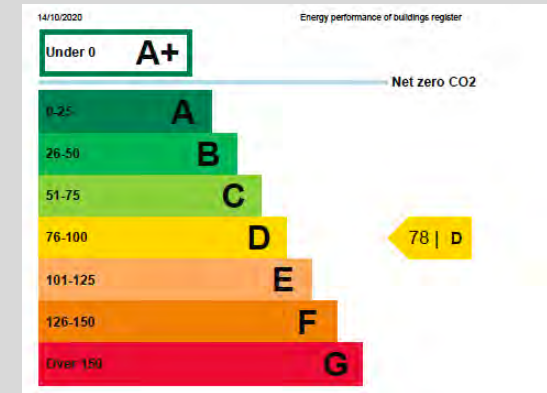
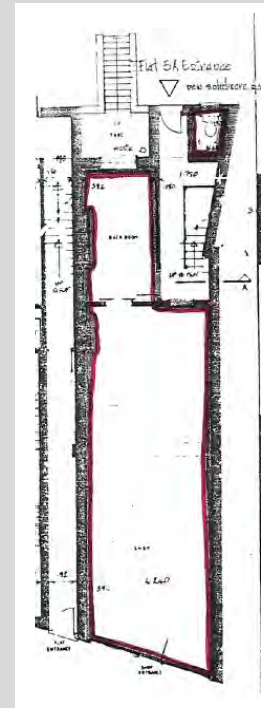
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Oxford, OX2 7HN

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Accommodation

The property affords the following floor areas:

Ground: Sales	486 sq ft	45.1 sqm
Office	109 sq ft	10.1 sqm
Basement: Store	682 sq ft	63.4 sqm
Total	1,277 sq ft	118.6 sqm

Legal Costs

Each party will be responsible for their own legal costs incurred in this transaction.

Lease Terms

The property is held by way of a 10 year FRI lease from 16/11/2012 expiring on 15/11/2022 at a current rent passing of **£7,500** per annum exclusive of VAT.

Security of Tenure

The lease has been granted inside of the Landlord and Tenant Act 1954 (part 2).

Rating

We have been advised by the local authority that the premises are assessed for rating purposes as follows:

Rateable Value:	£ 5,300
UBR (2020/21)	0.499p
Notional Rates Payable	£ 2,648

Interested parties should verify these figures with the Local Authority.

Services

The property is connected to mains electricity, water and drainage, however, these have not been tested by the agents.

EPC

An EPC is available on request.

VAT

All figures quoted are exclusive of VAT, where chargeable.

Viewing

Viewing is strictly by appointment via sole agents JRBT Commercial Property Ltd

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SUBJECT TO CONTRACT

October 2020

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