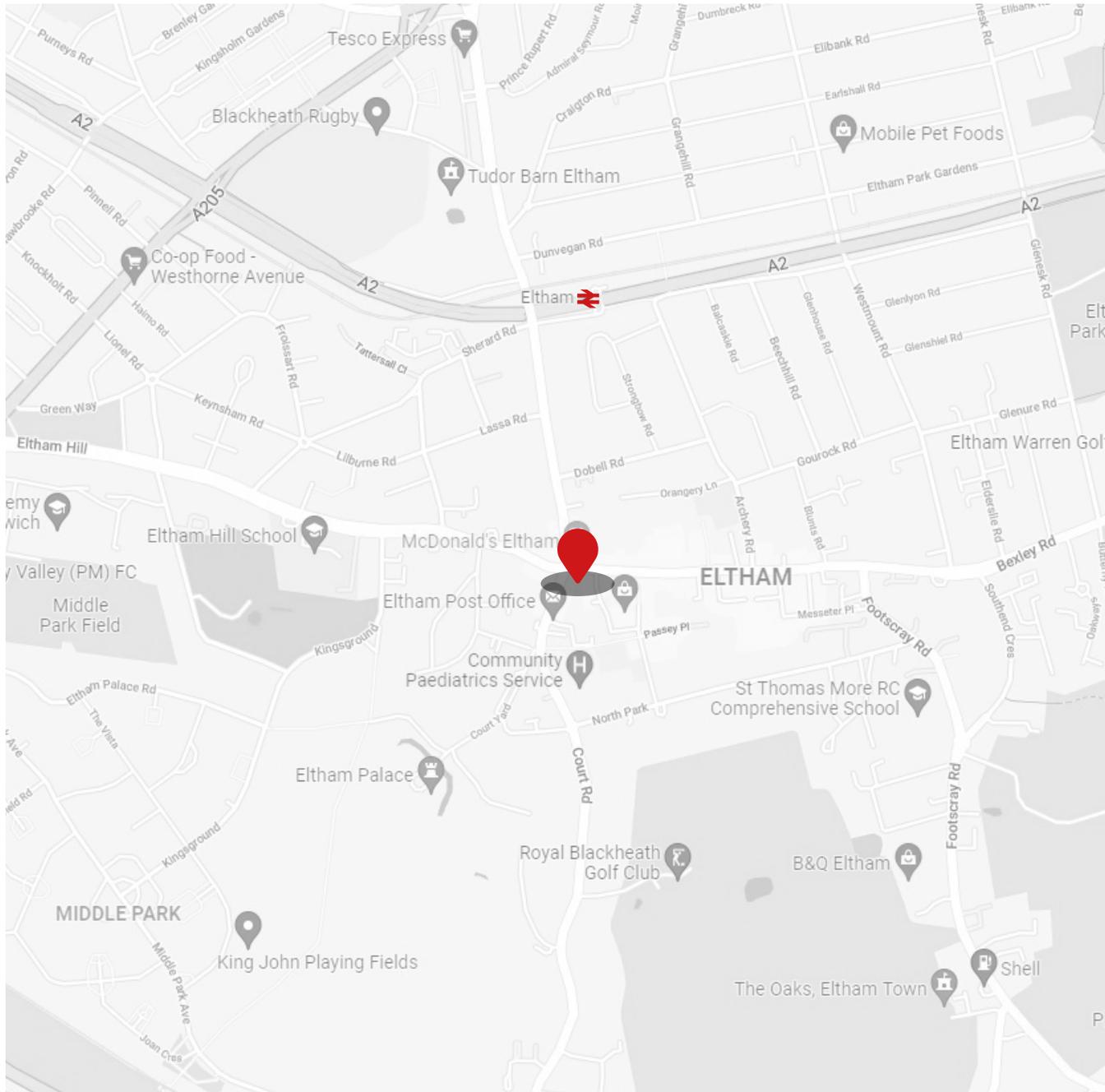




76 High Street, Eltham, London SE9 1BY

Prominent commercial unit to let in Eltham



- E class commercial unit to let
- Prominent position on Eltham High Street
- Measures approx. 1,450sqft
- New lease available
- Rent free period negotiable
- Guide rent - £30,000 per annum

## Description

This vacant ground floor commercial unit is prominently positioned on Eltham High Street, at the junction with Well Hall Road (A208). The unit measures c.1,450sqft and was previously occupied by TSB bank. The property has a flexible layout and benefits from its own kitchenette/WC facilities.

Opportunities to rent prime retail space in Eltham are not readily available, and this unit will no doubt appeal to a variety of commercial operators, some of which may include professional services, office users, medical practices etc. Great frontage and a busy high street means any occupier will benefit from the constant footfall and passing traffic.

The property is available immediately on new lease terms directly from the freeholder.

## Location

The subject property is prominently positioned on Eltham High Street at the junction with Well Hall Road (A208). Eltham is a busy local centre in the London Borough of Greenwich; home to numerous big name retailers including Sainsbury's, Lidl, Next, Boots, WHSmith, Sports Direct, several major banks and a wide array of leisure operators. Immediately neighbouring the subject property are Ladbrokes, the Post Office a Wetherspoon public house & McDonald's restaurant. Eltham is well-served by public transport, and parking for shoppers is widely available in surrounding streets and several local car parks.

## Business Rates

According to the summary valuation effective from 1st April 2021, the rateable value for the property is £20,750. We understand rates payable are therefore approximately £10,665 per annum. Interested parties are advised to visit the [Valuation Office Agency](#) website to calculate occupier specific rates.



## Terms

Guide rent - £30,000 per annum for a new FRI lease on flexible terms.

## VAT

We understand that VAT is not applicable in this transaction.

## EPC

The EPC sits within band D. A copy is available upon request.

## Services

We understand the property is connected to all mains services, interested parties are advised to make their own enquiries.

## Viewings

All viewings are strictly by prior appointment with Acorn's Commercial & Development Division. Internal photographs are available upon request.



## Contact

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