

Hooper

NAYLOR FRIEND

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WELL POSITIONED DOUBLE SHOP **TO LET**

LOCATED AMONGST MAJOR MULTIPLE OCCUPIERS IN THE CENTRE OF ELTHAM AND AVAILABLE UNDER A NEW LEASE

156 ELTHAM HIGH STREET
LONDON SE9 1BJ

LOCATION

The property is situated in a prominent position in the centre of Eltham High Street in a popular trading position. It shares the vicinity with a Money Shop, Next, Poundland, Mothercare, Bon Marché, Greggs, Superdrug, KFC and there is a Carphone Warehouse immediately adjoining. The property is opposite Lidl, Barclays Bank, Sports Direct, Carpetright and Peacocks and other multiples in the area include Marks & Spencer, Debenhams, Iceland, Vodafone and the Halifax Building Society. The property benefits from a good deal of pedestrian footflow and a large volume of passing vehicular traffic. There are short term parking bays on both sides of Eltham High Street which encourage quick-stop trade to the area.



DESCRIPTION

The property comprises a ground floor lock up shop formerly used as Rosebys and is rectangular in shape. It benefits from rear pedestrian access with a small external strip yard and external WC. The property currently contains internal partitioning but these are easily removed. There is a skylight roof to the very rear of the shop which enhances natural light.

ACCOMMODATION

Gross Frontage	9.14m	30'
Internal Width	8.56m	28'10
Shop Depth	18.25m	59'9
Sales Area	160.71m ²	1730 ft ² (approx)
Strip Yard	14.86m ²	160 ft ² (approx)
External W		

Figures relating to accommodation are approximate and rounded up for the purposes of guidance, they should not be relied upon and potential occupiers are recommended to have a measured survey undertaken prior to making an offer.

TENURE

The property is offered by way of a new lease, on full repairing and insuring terms, the length of which is to be negotiated.

USE/PLANNING

We understand the property currently falls within Class A1 (General Retail) of the current Use Classes Order and would suit a variety of trades. Prospective tenants are advised to make their own enquiries of the local Planning Authority concerning existing and potential changes of use prior to offer.

RENT

An initial rent of **£60,000 (sixty thousand pounds)** per annum exclusive is sought.

V.A.T.

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

SUBJECT TO CONTRACT

Messrs HOOPER NAYLOR FRIEND for themselves and for the vendors or lessors of this property whose agents they are give notice that: 1) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. 2) no person in the employment of Messrs HOOPER NAYLOR FRIEND has any authority to make or give any representative warranty whatever in relation to this property.