

Hooper

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GOOD SIZED SHOP **TO LET**

LOCATED FRONTING A BUSY THOROUGHFARE JUST OFF ELTHAM HIGH STREET
AND AVAILABLE UNDER A NEW LEASE

30 WELL HALL ROAD **ELTHAM SE9 6SF**

LOCATION

The property is situated fronting Well Hall Road which is a busy thoroughfare and bus route between Eltham High Street and the Well Hall roundabout. The property benefits from a good deal of passing vehicular traffic and an amount of pedestrian flow generated by the proximity to the High Street, the nearby station and various other businesses located in the vicinity. The property is situated close to a major police station and shares the vicinity with a number of specialist and local retailers. There are short term parking bays immediately in front of the property which encourage quick-stop trade and the property is considered suitable for a variety of businesses.



DESCRIPTION

The property comprises a ground floor lock up shop most recently used as a furniture shop but suitable for a variety of businesses. The property has security shuttering across the entire frontage, solid floors, high ceilings and rear access to a yard area currently housing a garage store. There is no vehicular access to this area.

ACCOMMODATION

Gross Frontage	4.57m	15'
Internal Width	4.29m	14'10
Shop Depth	11.61m	38'11
Sales Area	53.88m ²	580 ft ² (approx)
Internal store/staff room	8.36m ²	90 ft ² (approx)
External WC		
Garage type store (no vehicular access)	14.86m ²	160 ft ² (approx)

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 Town and Country (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 **£13,000 (thirteen 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.