



## 20 Well Hall Road, Eltham, London

Prominent corner unit with return frontage, and yard with vehicular access  
to let under a new lease without a premium.  
020 8681 2000 | [info@hnfproperty.com](mailto:info@hnfproperty.com)



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# 20 Well Hall Road, Eltham, London, SE9 6SF

## £20,000 Per Annum Exclusive

**LOCATION:** - The property is situated fronting Well Hall Road in Eltham forming part of a prominent parade. The property benefits from considerable passing vehicular traffic and there is a fair amount of pedestrian flow. The property shares the vicinity with a mixture of independent and multiple traders such as McDonald's, Specsavers and Boots as well as being 0.4 miles to Eltham train station. There is a service road to the side of the property which provides vehicular access to the yard. There are short term parking bays outside which encourages quick-stop trade to the location. The surrounding area is a densely populated catchment.

**DESCRIPTION:** - The property comprises a ground floor corner position lock-up shop with rear yard and kitchenette area most recently occupied by an estate agents. The property has a glazed frontage, suspended ceilings with good quality lighting, air conditioning and central heating (not tested) There is a useful yard to the rear and WC accessed via the yard. This space is ideal for outside storage or loading. The property is considered suitable for a variety of uses.

### **ACCOMMODATION:**

Frontage	5.121m approx
Return frontage	3.44m approx.
Sales area	55.8m <sup>2</sup> (51.64ft <sup>2</sup> ) approx.
Kitchenette	3.893m <sup>2</sup> (41.9ft <sup>2</sup> ) approx.

**USE/PLANNING:** - We understand the property currently falls within Class E of the latest Town and Country Planning (Use Classes Order) and is considered suitable for a wide variety of operations.

**TENURE:** - The property is to be offered by way of a new lease, the length of which is to be negotiated.

**RENT:** - An initial rent of £20,000 per annum exclusive is sought.

**BUSINESS RATES:** - The property has a rateable value of £13,500. Interested parties should contact the local authority to confirm the rates PAYABLE. [www.tax.service.gov.uk/business-rates-find/search](http://www.tax.service.gov.uk/business-rates-find/search)

**EPC RATING:** - The property has an EPC rating of C.

**VAT:** - We understand the property has not been subject to the waiving of exemption and that VAT will not be chargeable on rents in this case.

**VIEWINGS:** - Viewings by prior arrangement – please telephone 0208 681 2000.

020 8769 0161

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28<sup>th</sup> July 2022



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