

86 Eltham High Street  
Eltham  
London,  
SE9 1BW

**FOR SALE**

**VACANT FREEHOLD  
BUILDING**

**Asking price £1,250,000**

The property is located on Eltham High Street (A210), close to its junction with Well Hall Road (A208). Eltham railway station is located nearby.



**Paul Simon Seaton**  
Commercial & Investment

**[www.psscommercial.com](http://www.psscommercial.com)**

Magic House, 5-11 Green Lanes, Palmers Green, London, N13 4TN

**0208 800 4321**

[info@psscommercial.com](mailto:info@psscommercial.com)



## Description

Beautiful period type II listed building, a former restaurant set over basement, ground and first floors arranged as follows:

Basement: 250 sq. ft. approx.

Ground floor:

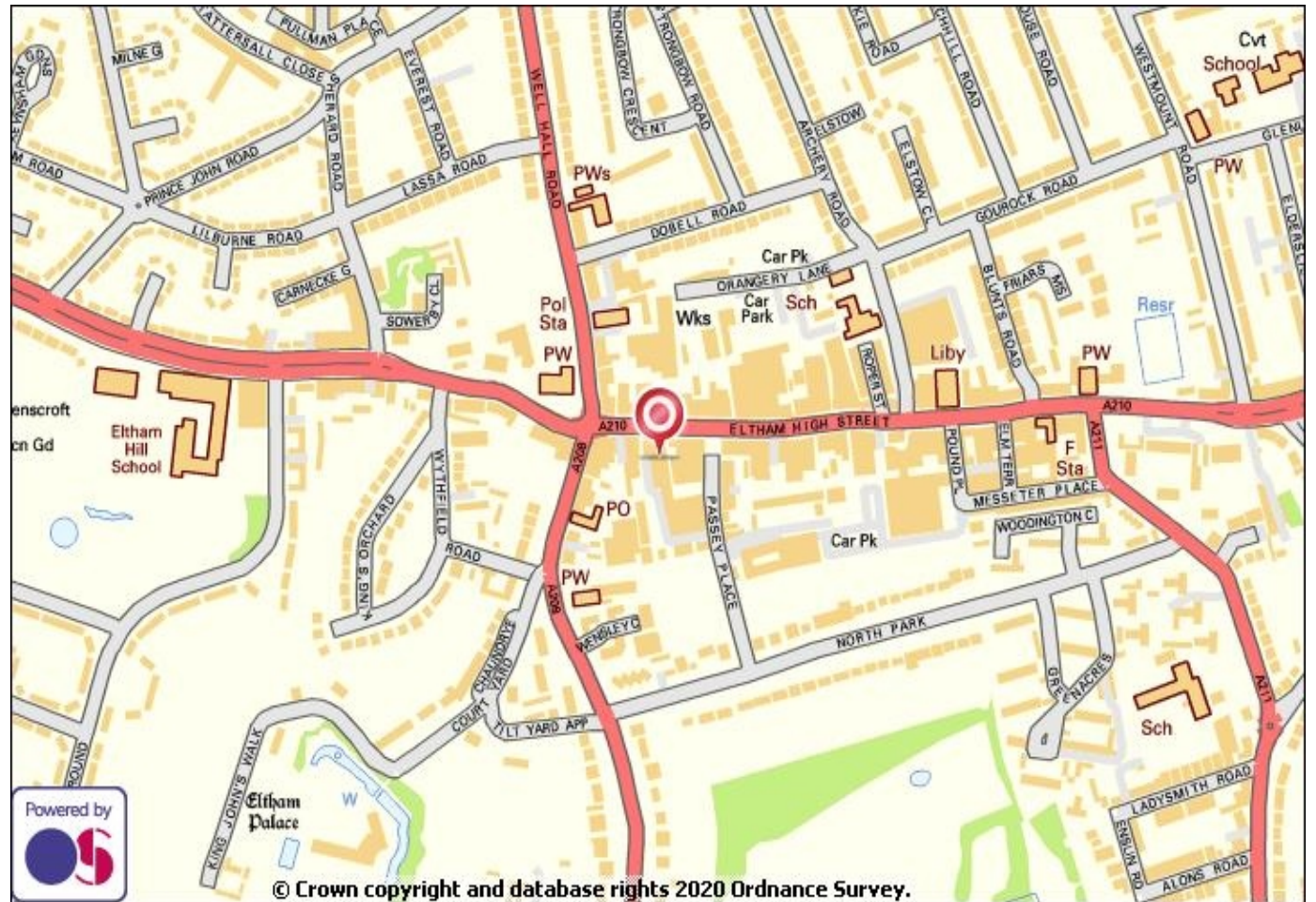
Restaurant and bar area: 1,950 sq. ft. approx.

Kitchen: 350 sq. ft. approx.

Prep area: 118 sq. ft. approx.

First floor ancillary: 975 sq. ft. approx.

The property benefits a rear yard suitable for beer garden and parking.



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## Price

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## Tenure

Freehold

## EPC

Available upon request

## VAT

The building is VAT elected.

Under the Finance Acts 1989 and 1997 VAT may be levied on the purchase price. We recommend that the prospective buyers establish the VAT implications before entering into any agreement.

## Viewing

Via the owners agents PSS Commercial.

N.B. Paul Simon Seaton have been provided with these particulars by the client and accept no responsibility for errors, nor can any claim be entertained for any inconvenience, expense or other costs, caused by any reason of the withdrawal of the particulars of the property from the market. Floor area stated within these particulars are approximate and unless otherwise stated, all prices both for Freehold and rental costs and premiums are exclusive of VAT. Prospective purchasers or tenants are strongly advised to seek professional advice from a professional qualified surveyor and solicitors and to make their own enquiries, as to whether the property is suitable for the use that they require it and the apparatus, fixtures and fittings included in the contract are both working and fit for purpose.



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