

86 Eltham High Street
Eltham
London,
SE9 1BW

TO LET
BY WAY OF NEW
LEASE

£80,000 Per annum

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

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

0208 800 4321

info@psscommercial.com

Description

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

Basement: 250 sq. ft. approx.

Ground floor:

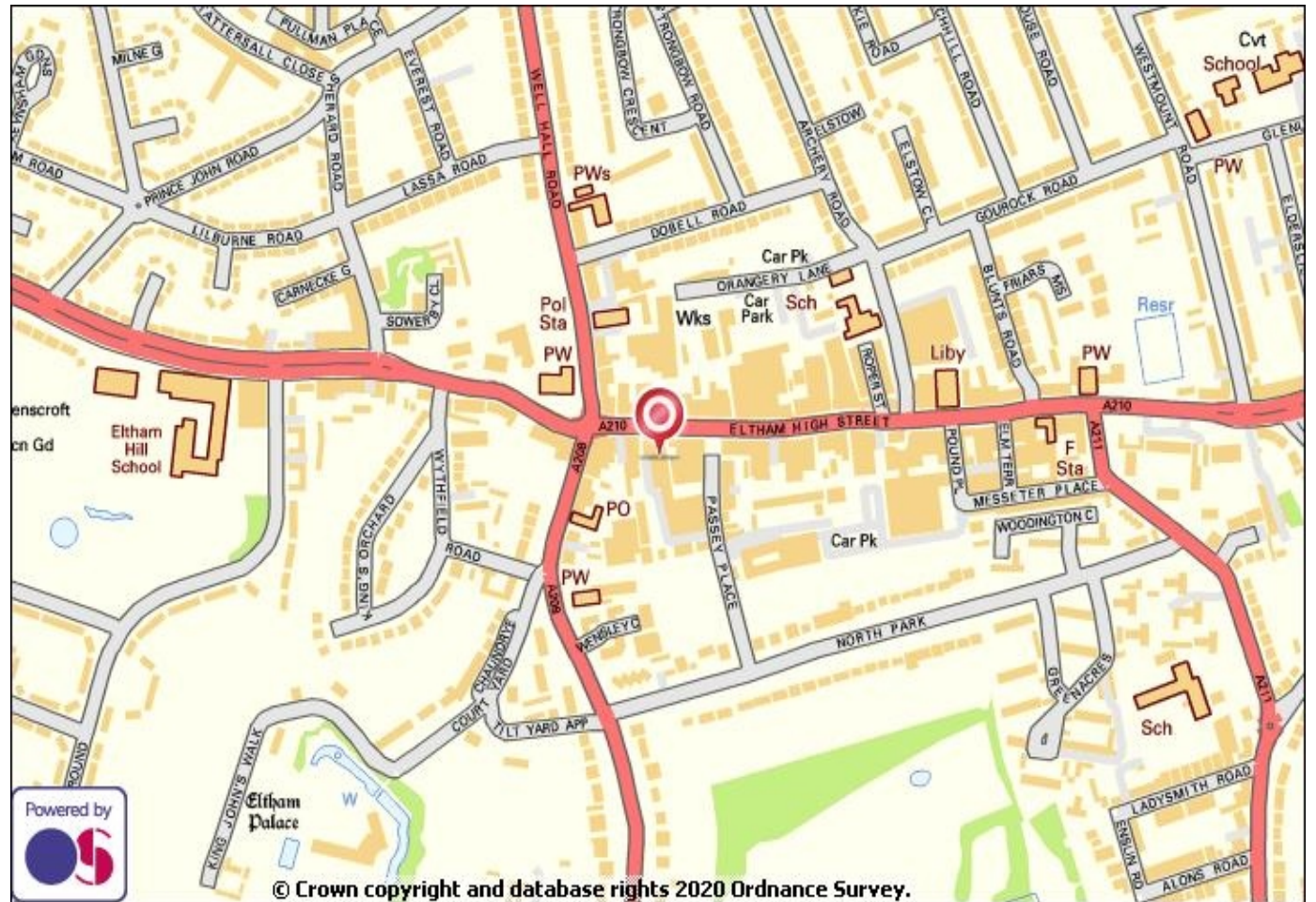
Restaurant and bar area: 1,950 sq. ft. approx.

Kitchen: 350 sq. ft. approx.

Prep area: 118 sq. ft. approx.

The property benefits a small rear yard .

May suit other uses subject to the necessary consents.



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Rent

£80,000 Per annum

Tenure

By way of new FR and I Lease with periodic mechanisms for upward only rent reviews

Costs

Ingoing tenant to bear both sides reasonable related legal costs.

Rates

Awaiting re-assessment

EPC

Available upon request

VAT

The building is VAT elected.
Under the Finance Acts 1989 and 1997 VAT may be levied on the rental price. We recommend that the prospective tenants 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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