

## 1015.25 sq ft Retail TO LET

11 TUDOR PARADE, LONDON SE9 6SX

*Self-contained retail unit in  
the heart of Eltham*



### Summary:

Ground floor retail unit with large rear extension

94.37 sq m / 1015.25 sq ft.

£20,000 p.a. exc.

VIEWINGS STRICTLY BY  
APPOINTMENT ONLY.

Call:  
020 8298 1707

Email:  
jm@langleyscs.co.uk

## LOCATION

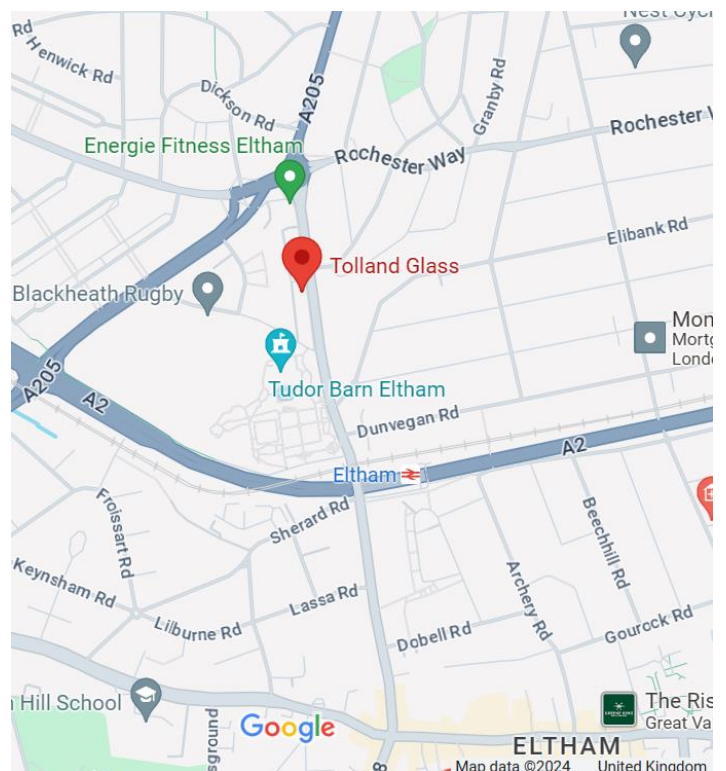
11 TUDOR PARADE, LONDON SE9 6SX

The property is situated within a busy parade on Well Hall Road, Eltham. The property benefits greatly from its location being highly pedestrianised at nearly all times of the day. Its nearby occupiers operate around the clock starting early in the morning many with late night licences including: Tudor Barn Pleasance, Tesco Express, Domino's Pizza, Co-operative, William Hill, Jet Petrol Station and many more. Prospective occupiers will not be disappointed with the amount of possible passing trade.

The premises comprises of a ground floor retail unit and substantial rear extension. The two areas are separated by a brick wall which can be opened up subject to landlord's consent.

The property benefits from a single-phase electrical supply and water. The landlord will allow a prospective tenant to install Gas to the property subject to approval of plans.

Surrounded by strong covenants, excellent vehicular passing trade, and on the doorstep of Eltham station (2 min walk), it lends itself well to a wide range of users.



### Closest Facilities

**Train Station:** Eltham (2 min walk)

VIEWINGS STRICTLY BY  
APPOINTMENT ONLY.

Call:  
020 8298 1707

Email:  
jm@langleyscs.co.uk

## PROPERTY DETAILS

11 TUDOR PARADE, LONDON SE9 6SX

### TERMS

New Fully Insuring and Repairing Lease available STA.

Our client would agree to a lease term of 10 years.

### TENURE

Leasehold.

### USE CLASS

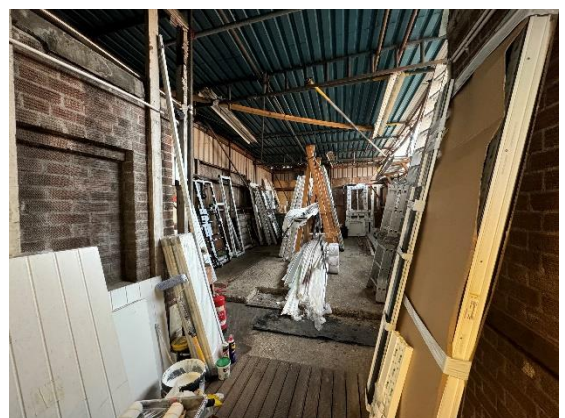
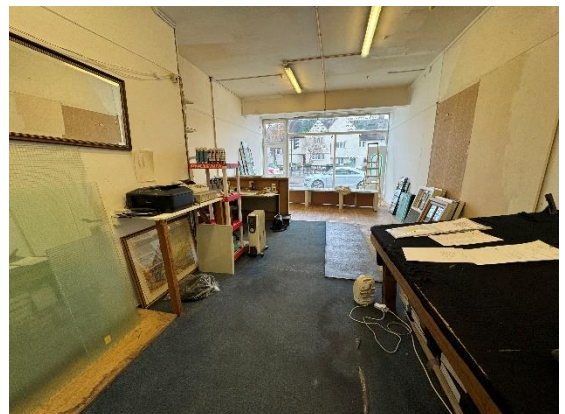
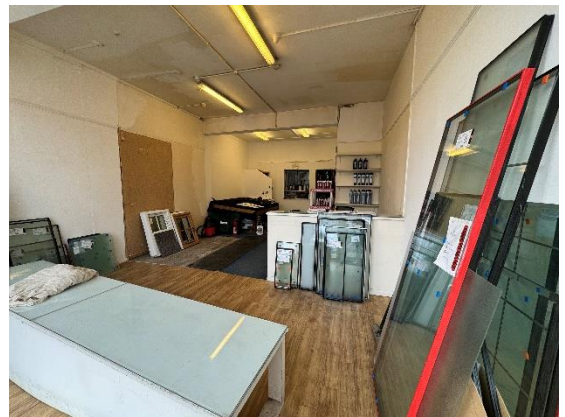
E Class Retail Use

### INCENTIVES

Subject to an offer a range of incentives can be incorporated to help a business in its first year of trading. Please speak to one of our advisors to discuss options available.

### BUSINESS RATES (AS DISPLAYED)

Interested parties can check the current rateable value of the property online at [VOA.gov](http://VOA.gov) or contact the local authority to confirm rates payable.



## FLOOR PLAN/S

TBC

*The property Misdescription Act 1991. The enclosed details are prepared to give a fair description of the property however where Mechanical, Gas or Electrical Appliances are mentioned, parties should be aware that Messrs Langleys have not tested these and no guarantee can be given. Parties should obtain information from their surveyor / solicitors in respect of these matters. Information on tenure / rights of way is based on information from the vendor/ landlords and should be verified by solicitors. Messrs Langleys particulars are for guidance only and do not form any part of any contract. Parties should satisfy themselves as to the accuracy or otherwise of dimensions condition, and permitted use by reference to solicitors/surveyors/local authority. No employee of Langleys has any authority to make any /representation in respect to this property.*

VIEWINGS STRICTLY BY  
APPOINTMENT ONLY.

Call:  
020 8298 1707

Email:  
[jm@langleyscs.co.uk](mailto:jm@langleyscs.co.uk)

## Get in touch...

*All appointments to view must be arranged via sole agents, Langleys Chartered Surveyors, through:*

**Jeyda Mustafa**

Langleys Chartered Surveyors

249 Broadway, Bexleyheath, Kent, DA6 8DB

020 8298 1707

[jm@langleyscs.co.uk](mailto:jm@langleyscs.co.uk)

*The property Misdescription Act 1991. The enclosed details are prepared to give a fair description of the property however where Mechanical, Gas or Electrical Appliances are mentioned, parties should be aware that Messrs Langleys have not tested these and no guarantee can be given. Parties should obtain information from their surveyor / solicitors in respect of these matters. Information on tenure / rights of way is based on information from the vendor/ landlords and should be verified by solicitors. Messrs Langleys particulars are for guidance only and do not form any part of any contract. Parties should satisfy themselves as to the accuracy or otherwise of dimensions condition, and permitted use by reference to solicitors/surveyors/local authority. No employee of Langleys has any authority to make any /representation in respect to this property.*

VIEWINGS STRICTLY BY  
APPOINTMENT ONLY.

Call:  
020 8298 1707

Email:  
[jm@langleyscs.co.uk](mailto:jm@langleyscs.co.uk)

