

TO LET



Lock up 'E' class premises available to let.

Shop area of c458sq ft. / Internal storage of c145sq ft.

Prominent position fronting on to the busy A20.

Free parking directly in front, restricted to 30 minutes.

Located within an established shopping parade.

May suit variety of retail or office use.

744 Sidcup Road

New Eltham

SE9 3NS

Rental: £11,000 per annum

Premium: £5,000

Hummerstone & Hawkins
Tel: 0208 303 1061

LOCATION:

New Eltham is an area of south east London, with parts inside the London Borough of Greenwich and Bexley. It lies 1.7 miles south east of Eltham and 2.5 miles north west of Sidcup.

The subject premises forms part of an established parade fronting on to the busy Sidcup Road (A20) near to the junction with the B263 and Southwood Road. Other businesses within the parade are predominately independent and specialist retailers. On the corner of Southwood Road is a Premier Inn.

DESCRIPTION:

A ground floor lock up premises within a three storey end terraced building and forming part of a parade of shops. The shop has since February 2020 been trading as Karim London, selling ladies clothes and prior to that was open as a print shop.

The premises were acquired by our clients in June 2019 as a shell unit. They then undertook in improving the premises and during our inspection they informed us that works included rewiring and the plastering of walls and fit out of the main shop area.

For customers there is free parking directly in front of the parade which is restricted to 30 minutes.

FLOOR AREAS:

Shop area 42.513sq m. / 458sq ft.

Internal store 6.105sq m. / 66sq ft.

Internal store 7.308sq m. / 79sq ft.

Kitchen 4.677sq m. / 50sq ft.

Toilet

TENURE:

An assignment of a full repairing and insuring 10 year lease which we understand commenced in June 2019. The passing rental is £11,000 per annum.

A rental deposit will be required.

EPC:

| | | |
|---|---|---------------------------|
| Signs 2 Print Ltd 744 Sidcup Road LONDON SE9 3NS | | Energy rating D |
| Valid until 19 December 2028 | Certificate number 9932-3022-0488-0290-0525 | |

RATES:

The premises has a rateable value of £7,200 per annum and therefore with this amount falling under the £12,000 threshold we would recommend interested parties making enquiries at the local council with regards to small business rate relief.

LEGAL FEES:

The incoming tenants will be responsible for the outgoing tenants legal costs.

VIEWING ARRANGEMENTS:

No direct approach may be made to the property. For an appointment to view, please contact the agent.

Hummerstone & Hawkins T: 0208 303 1061

These particulars are issued on the distinct understanding that all negotiations shall be conducted through Hummerstone & Hawkins, to whom the result of inspection should be communicated. Whilst every care is taken in their preparation, these particulars are in no way guaranteed to be correct and no tract. Responsibility cannot be accepted for inconvenience or loss viewing however caused, but appointments to view can be arranged by request.