

# HUMMERSTONE & HAWKINS

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## ‘E’ CLASS PREMISES IN ELTHAM AVAILABLE TO LET



‘E’ class premises in busy Eltham available to let.

Total floor area of 98.4 sq m / 1059.2sq ft.

Well located within a mix of independent and national retailers.

Recently refurbished inside, offered in good condition.

4 parking spaces directly to the rear, metered parking nearby.

Available on a new lease, terms negotiable.

25 – 27 Passey Place

Eltham

SE9 5DF

Tenure: TO LET

Rental: £25,000 per annum

Hummerstone & Hawkins  
Tel: 0208 303 1061

**LOCATION:**

Passey Place is a busy thoroughfare just off Eltham High Street (A210) where there are a number of multiple operators together with independent retailers. Passey Place is a mixed commercial and residential area and this end of Passey Place is predominated by shops.

Passey Place is subject to parking restrictions but there is ample 'pay & display' parking within the neighboring multi-storey car park.

Eltham has its own Network Rail station and is well served by bus routes and has good road links.

**DESCRIPTION:**

A ground floor retail premises with a bricked frontage incorporating a single entrance door which leads into a main sales on approximately 89.4sq m / 962.3 sq ft. The subject property has recently undergone extensive refurbishment so is offered in great decorative condition. To the rear is a staff room / office and storage measuring at approximately 11sq m / 118.4sq ft. At the rear is a door which leads through to the parking area which is private and has space for 4 cars. This is accessed via the side road directly to the left of the subject property.

**TERMS:**

The premises are available by way of a new FR&I lease for a minimum term of 5 years.

A minimum rental deposit of 3 months will be required.

**EPC:**

An EPC has been commissioned to be carried out.

**RATES:**

We understand from the VOA (Valuation Office Agency) website that the premises has a rateable value of £21,750 per annum. We would still advise all interested parties to make their own relevant enquiries with council and to confirm the actual rates payable.

**LEGAL FEES:**

Each party are to be responsible for their own 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](tel:02083031061)**

Please note that property particulars are prepared as a general guide to the property for the convenience of a prospective purchaser or tenant and are intended for people who are familiar with commercial transactions. If you are not sure that you fit this description you should take the relevant independent advice before proceeding further. Whilst every care is taken in their preparation, these particulars are in no way guaranteed to be correct and are made without responsibility on the part of Hummerstone & Hawkins Ltd or the client. They do not obviate the need to make appropriate searches, enquiries and inspections. Statements herein are not to be relied upon as statements or representations of fact; any acquirer must satisfy themselves as to the correctness and any error, omission or mis-description therein shall not affect or annul the sale or be grounds for rescission or compensation. Hummerstone & Hawkins Ltd have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Measurements are approximate and should be verified by an acquirer.