

PROMINENT CLASS E
FREEHOLD FOR SALE

ELTHAM

65 ELTHAM HIGH STREET

Description

Eltham is located in southeast London and forms part of the Royal Borough of Greenwich. Eltham is located in close proximity to the A2 and A20 and can be reached by rail in approximately 28 minutes from London Charing Cross and 20 minutes from London Bridge.

The property is situated in a prominent position on Eltham High Street with nearby retailers including **Marks & Spencer, Superdrug, Savers, Boots The Chemist, WH Smith and Holland & Barrett.**

Please refer to the attached copy of the street traders plan for further details.

Accommodation

The premises are currently arranged as a ground floor banking hall, providing the following approximate areas:

Ground Floor Sales	2,540 sq. ft. (235.97 sq. m)
Ground Floor Ancillary	1,448 sq. ft. (135 sq. m)
Total	3,988 sq. ft. (371 sq. m)

The upper floors have been sold off as residential accommodation under a 125 year lease from 2013 at a rent of £125 per annum.

Plans of the accommodation are available on request.

User

The premises currently falls under Class E use.

Terms

The property is offered to the market with vacant possession seeking offers in excess of **£490,000.**

In accordance with the current Anti-Money Laundering (AML) Regulations, the purchaser/occupier will be required to satisfy the Vendor and their agents regarding the source of the funds used to complete the transactions.

Subject to Contract



Business Rates

We have been informed by the Valuation Office Agency of the following rating information:

Rateable Value	£70,500
UBR (24/25)	0.546p

All parties are to advised to make their own enquires to the relevant authority.

EPC

The property has an EPC rating of C 61. A full report is available upon request.

Legal Costs

Each party to pay their own legal fees incurred in this transaction.

Viewing

Strictly by appointment through sole agents, **Green & Partners**, contacting:

Darren Coleman **07970 796470**
darren.coleman@greenpartners.co.uk

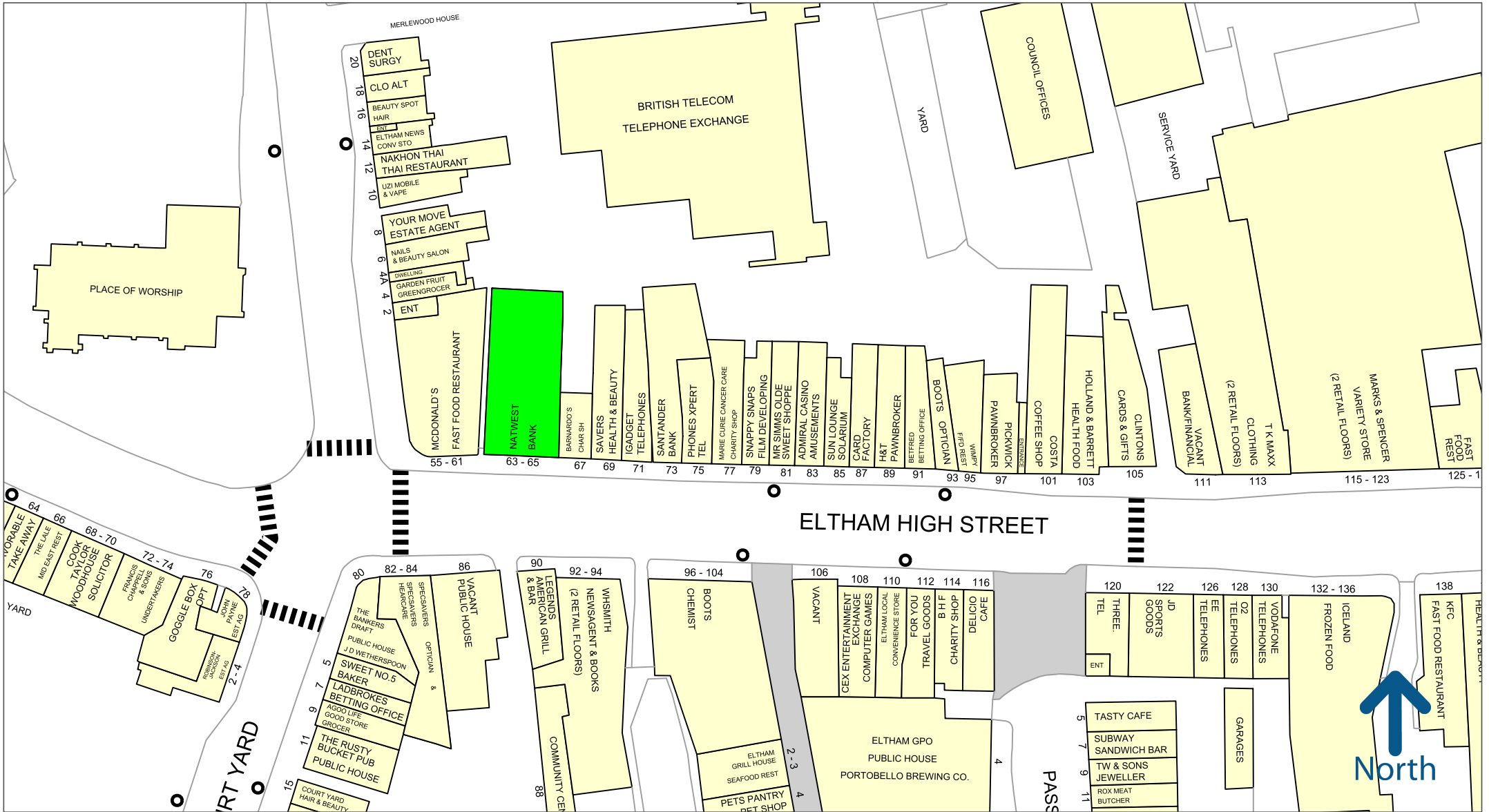
Ben Sykes **07572 075103**
ben.sykes@greenpartners.co.uk

In partnership with:



For further information and to register and stay up-to-date with this property please click the image below.





Experian Goad Plan Created: 25/07/2024

Created By: Green and Partners

For more information on our products and services:

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