HENSHALL & PARTNERS

REAL ESTATE ADVISORS

144 Eltham High Street, London SE9 1BJ

Commercial Unit (Class-E) Available to Rent on Busy High Street

SUMMARY

- Prominent opportunity to take a lease on a **multi-use commercial unit (Class-E)** currently trading as Bon Marche who will be vacating in due course
- Unit **extends 3,772sqft** and is largely **open plan** and benefits from in store air conditioning
- Located **0.5 miles from Eltham train station** with **numerous bus routes** serving direct access to the High Street
- **Excellent retail pitch** in established shopping destination with neighbouring operators including **Marks & Spencer's, Superdrug, JD Sports and McDonalds**
- We are inviting offers for a new lease direct with the landlord, and guiding **£50,000pax (£13.26psf)**

DESCRIPTION

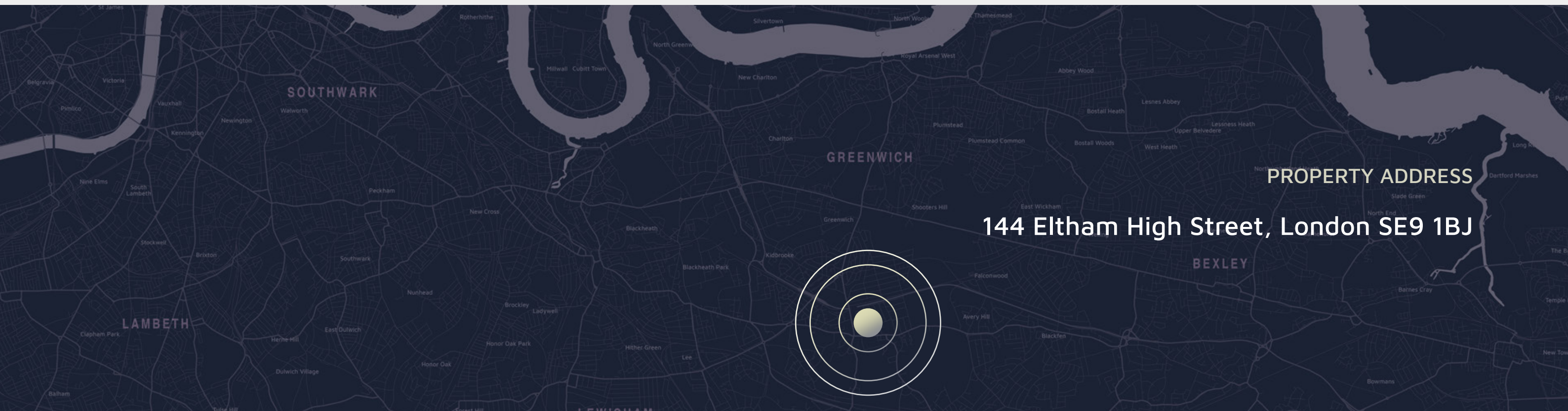
This prominent **unit (Class-E)** is located over the ground floor of Eltham's popular High Street. Offering an attractive **double frontage**, the unit extends 3,772sqft. At present **Bon Marche** are occupying however will be vacating in due course once a new tenant has been secured.

The accommodation is **open plan** and benefits from **air conditioning being installed**. A wide range of occupiers are likely to be interested given the **constant footfall** frequenting the unit.

LOCATION

The property is located along **Eltham High Street**. EHS connects Bexley Road to the east and Eltham Hill to the west. The area has thrived in recent years with it already being a popular area in South London to live which has also seen developers such as **Galliard Homes deliver homes on the High Street**.

Accessibility is a key beneficiary for the site with **multiple bus routes directly serving the High Street. Eltham train station is just 0.5 miles away** providing direct trains into Central London. Established retailers already trade successfully here, and these include **Marks & Spencer's, JD sports and Superdrug** to name a few.



PROPERTY ADDRESS

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FLOOR PLANS

Available upon request

BUSINESS RATES

According to the summary valuation effective from 1st April 2018, the rateable value for the property is **£59,000**. Therefore, we would estimate rates payable to be **c.£28,969pax**. Interested parties are to make their own enquiries with **Royal Borough of Greenwich** and the figures quoted are only to be used a guide.

TERMS

We are inviting offers in excess of **£50,000pax (£13.26psf) for a new FRI lease** which will be direct with the landlord.

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