

ELTHAM

76/78 HIGH STREET SE9 1BT

2/4 COURT YARD SE9 5PZ

LINAYS

COMMERCIAL

26A STATION SQUARE
PETTS WOOD, ORPINGTON,
KENT. BR5 1NA
Fax: 01689 831416

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**FOR SALE – FREEHOLD SHOP & OFFICE INVESTMENT
DEVELOPMENT/ REFURBISHMENT POTENTIAL SUBJECT TO PLANNING**

Location

Eltham is located within the Royal London Borough of Greenwich, approximately 8 miles South East of Central London.

The subject properties are situated in a prominent position at the junction of Eltham High Street and Court Yard. Surrounding occupiers include McDonalds, Weatherspoons, Spec Savers, Ladbroke's, Francis Chapel and the Post Office. There are supermarkets units in the Town Centre operated by Sainsburys and Lidl.



Accommodation

76/78 High Street

76 High Street - Ground floor office let to TSB
78 High Street – Ground floor office let to Anthony Martin & Co
76/78 High Street – Entrance hall with two floors of offices over, all let to CTW Solicitors.

2/4 Court Yard

Comprises ground floor estate agents office with basement storage plus two recently refurbished floors of offices, kitchenette and ladies and gents cloakrooms/ WC's.

Warehouse storage and office building to the rear (not inspected).

All let to Robinson Jackson Estate Agents.


Description

Comprises a substantial landmark building, arranged on ground and two upper floors constructed to a Tudor Style plus an attached double fronted period building, fronting Court Yard. The Tudor style building (76/78) offers a ground floor professional office unit trading as an estate agent, a branch of TSB Bank plus a separate self-contained office suite occupied by a solicitors. 2/4 Courtyard comprises a ground floor estate agents office with basement storage and two upper floors of offices.

THE PROPERTY MISDESCRIPTIONS ACT 1991

The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order of fit for the purpose. Prospective Purchasers/Lessees are advised to obtain verification from their Solicitor or Surveyor. References to the tenure of this property are based on information supplied by our Clients. The Agent has not had sight of the Title Documents and prospective Purchasers/Lessees are advised to obtain verification from their Solicitor.

These Particulars do not form, nor form any part of, an offer or contract. Neither Linays Commercial nor any of their employees has any authority to make or give further representations or warranties to the property

Terms	Business Rates (2018/2019)								
<p><u>76 High Street</u> Let upon a full repairing lease for a term of 10 years from 25/12/2015 to Lloyds TSB Bank PLC at a rental of £23,750 pax subject to review on the fifth year. The lease incorporates a tenant only break on the 5th year on 6 months prior notice.</p> <p><u>78 High Street</u> Let upon a full repairing and insuring lease for a term of 10 Years from 20/07/2015 to Countrywide PLC at a rental of £12,250 pax subject to review on the fifth year. The lease includes a tenant only break clause effective from July 2015. Countrywide have operated the break clause and have sub-let the property to Anthony Martin Estate Agents Ltd. The sub-tenants have entered into a reversionary lease for a term of 5 years from July 2020 at a rental of £14,000 pax.</p> <p><u>Upper Floor 76/78 High Street</u> Let upon a full repairing and insuring lease to Cook Taylor Woodhouse (Solicitors) for a term of 10 Years at a rental of £16,500 pax subject to a review July 2020. The lease incorporates a tenant only break clause at the 5th year operable on 6 months notice.</p> <p><u>2/4 Court Yard</u> Let upon a full repairing and insuring lease to Robinson Jackson Investments Ltd, Peter Jackson and Alan Robinson for a term of 10 years from June 2018 at a rental of £27,000 pax subject to fixed review in 2021 increasing the rental to £28,000 pax with further review in 2023. The lease incorporates a tenant only break clause at fifth year operable on six months notice.</p> <p>Total current income £79,500 pax Rising by fixed increase in 2020 to £81,250 pax and again in 2022 to £82,250 pax.</p> <p>Freehold offers are invited in excess of £1,350,000 (One Million Three Hundred and Fifty Thousand Pounds) subject to the tenancies outlined as above.</p>	<p>We understand from the Valuation Office Agency (VOA) website that the Rateable Values are as follows:</p> <table data-bbox="683 384 1198 537"> <tr> <td>76 High Street</td><td>£19,250</td></tr> <tr> <td>78 High Street</td><td>£11,500</td></tr> <tr> <td>76/78 High Street</td><td>(awaiting details)</td></tr> <tr> <td>2/4 Court Yard</td><td>£22,750</td></tr> </table> <p>Interested parties are strongly advised to check the actual rates liabilities with the local authority directly.</p>	76 High Street	£19,250	78 High Street	£11,500	76/78 High Street	(awaiting details)	2/4 Court Yard	£22,750
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2/4 Court Yard	£22,750								
	<h3>Energy Performance Certificate</h3>								
	Available upon request.								
	<h3>Legal Costs</h3>								
	Each party to bear their own legal and professional fees incurred in respect of this transaction.								
	<h3>VAT</h3>								
	We have been advised by our clients that VAT will not be payable upon the sale price under current legislation.								
	<h3>Further Details and Viewings</h3>								
	<p>Strictly available by prior appointment via Linays Commercial Limited.</p> <div data-bbox="1052 1591 1230 1717">  <p>25A STATION SQUARE PETTS WOOD, ORPINGTON KENT, SE88 5NA TEL: 01689 875 511</p> </div> <table data-bbox="683 1724 1421 1881"> <tr> <td>Contact:</td><td>Email:</td></tr> <tr> <td>Adrian Tutchings</td><td>commercialproperty@linays.co.uk</td></tr> <tr> <td>Mandeep Cheema</td><td>mc@linays.co.uk</td></tr> <tr> <td>Toby Allitt</td><td>ta@linays.co.uk</td></tr> </table>	Contact:	Email:	Adrian Tutchings	commercialproperty@linays.co.uk	Mandeep Cheema	mc@linays.co.uk	Toby Allitt	ta@linays.co.uk
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