



PRIME UNIT TO LET IN ELTHAM

**120 ELTHAM HIGH STREET, LONDON,
SE9 1TT**

SUBJECT TO VACANT POSSESSION

Location:

The subject property occupies a prominent corner position in prime pitch on the busy Eltham High Street. Eltham Station (National Rail) is located a short walk away, providing regular services into Central London.

Nearby multi-national retailers include: Nando's, Poundland, Pizza Express, Greggs, Peacocks, Lidl, Vue, Nationwide, Burger King, Marks and Spencer's, Superdrug amongst several other a mix of well-established independent operators.

Accommodation:

The unit is arranged over Ground Floor & Basement only and has the following approximate net internal area:

Ground Floor: 926 sq. ft. (86.03 m²)

Basement: 723 sq. ft. (67.17 m²)

Use:

The subject premises benefits from Class E planning consent.

Alternative uses will be considered subject to planning.



Rent:

£55,000 per annum exclusive.

Lease:

The premises are available on a new lease for a term to be agreed.

Rates:

Interested parties are advised to make their own enquiries directly with the Local Authority.

Legal Costs:

Each party to bear their own legal costs.

Viewings:

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Location Map:

