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CLASS E UNIT TO LET IN ELTHAM

**165-169 ELTHAM HIGH STREET,
LONDON, SE9 1TT**



Location:

The property occupies a prominent stand-alone position on the busy Eltham High Street. Eltham Station (National Rail) is located a short walk away, providing regular services into Central London.

Nearby multiple occupiers include: Cancer Research UK, Vue, Nando's, Pizza Express, Poundland, Greggs, Sports Direct, Peacocks, Lidl, Nationwide, Burger King, Marks and Spencer's, Superdrug amongst several others and a mix of well-established independent operators.

Accommodation:

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

Ground Floor: 1,575 sq. ft. (146.32 m²)

Lease:

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

Use:

The subject premises benefit from Class E planning consent. Alternative uses will be considered STPP.

Rent:

£70,000 per annum exclusive.

Rates:

The current rateable value is £54,000 with effect from 1st April 2026 ([VOA Link](#)) prior to the redevelopment of the upper floors.

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:

