

Freehold
Commercial
Investment

FOR SALE

- Arranged as 2 Shops
- Fully Let
- Next to Eltham Station
- Asset Mgmt. Opportunity
- Income £40,720 pax
- Price £625,000

13 & 14 Well Hall Pde
Eltham
London SE9



Location

The 2 properties are located on Well Hall Parade close to the junction of Well Hall Road (A208) and within 250 yards of Eltham Railway Station with direct trains to Central London. Eltham High Street is within a mile to the south and Woolwich is 2 miles to the North. The area has good transport links with numerous bus routes using Well Hall Road, the A2 and South Circular being approx. half a mile away.

Accommodation & Tenancy Information

Freehold Commercial		Lease Info	Approx. Size
13 Well Hall Parade			
Gallery	£29,120.00	Expiring 31st oct 2026	1577 sq.ft
14 Well Hall Parade			
Coffee Shop	£11,000	10 years from Jan 2020 rent increases to £12k in 2025	519 sq.ft
Ground rent	£600		
Total Income	£40,720.00		

Price

Guide Price **£625,000, subject to contract**

Anti-Money Laundering

Due to the recent changes in the Anti money laundering regulations, it is now standard procedure to undertake a Personal and Company general AML checks.

Legal Fees

Each Party to pay their own costs.

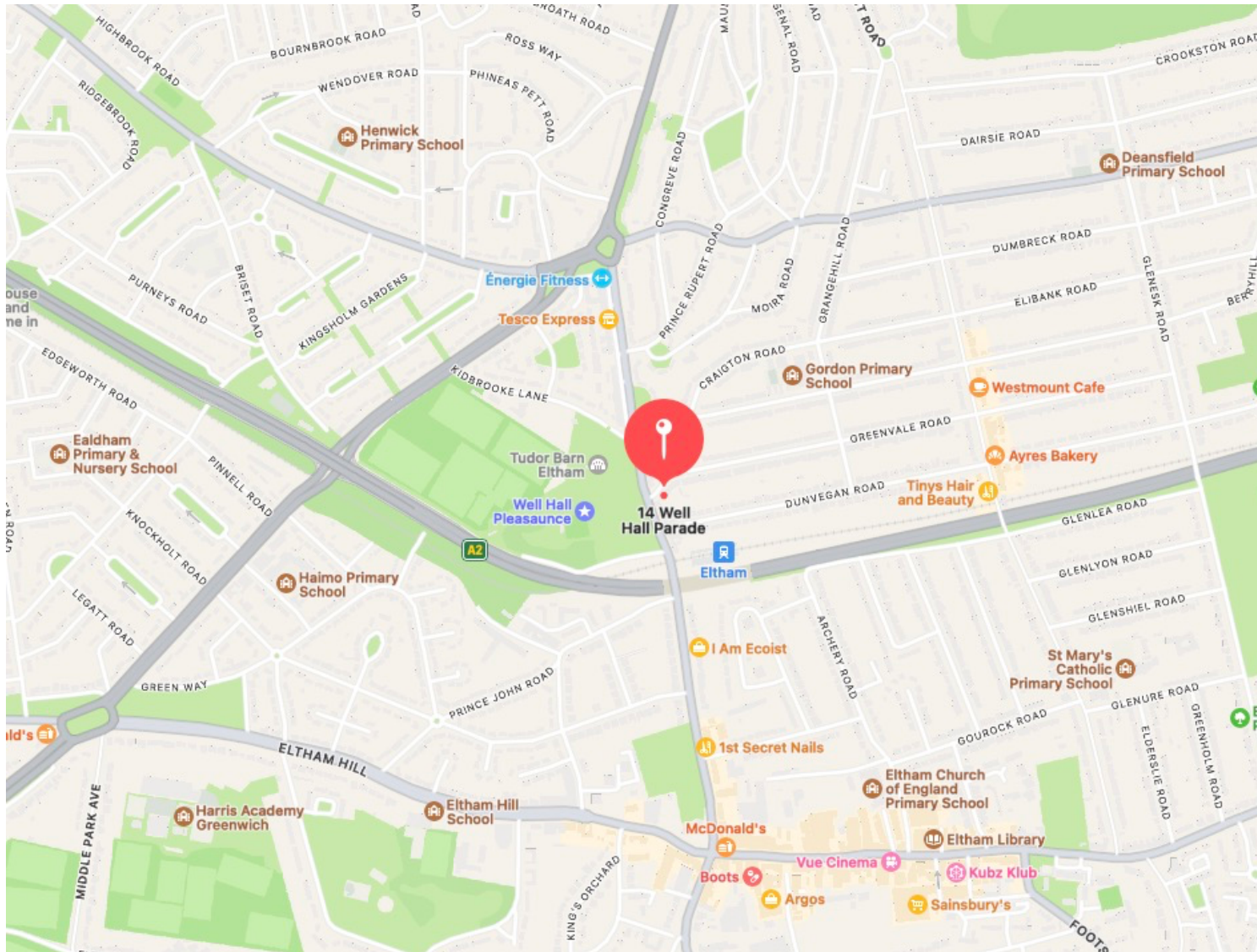
Viewing

For further information please contact sole agents.

Jason Grant

T : 020 8506 9900 / 9905 - M: 07956 380 992

E: jason@countrywidecomm.co.uk



Connaught House, Broomhill Road, Woodford Green IG8 0XR Tel: 020 8506 9900

Countrywide and their Clients give notice that: No property information constitutes part of an offer or a contract and must not be relied upon as a statement or representation of fact. The information is a general outline only and is for the guidance of prospective purchasers or tenants. No guarantee is given as the accuracy of any description, dimensions, reference to condition or otherwise and purchasers or tenants must rely on their own enquiries by inspection or otherwise on all matters including planning and other consents. Countrywide, its Clients, employees and agents will not be responsible for any loss, howsoever arising from the use or reliance on these particulars or information.