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159/163 Eltham High Street, Royal London Borough of Greenwich, London SE9 1TW

Freehold Retail Investment

- Prominent High Street location • Popular affluent London suburb in the Royal London Borough of Greenwich
- Nearby occupiers include Poundland, Greggs, Halifax Bank, Next, Sports Direct and
- Sainsbury's
- · Residential redevelopment potential including additional floors (subject to consents)
- 5 Week Completion Period Available

£60,850 per annum exclusive

lot 21



Miles: 8 miles south-east of Central London Roads: A20, A2, A205 (South Circular) Rail: Eltham Rail, Mottingham Rail

Air: London City Airport, London Gatwick Airport, London Heathrow Airport

Eltham is a south-east suburb of London, within the Royal London Borough of Greenwich, with good communication links via the A205 (South Circular), A20 and A2. The property is situated in a prime retail position on the north side of Eltham High Street. Nearby occupiers include Poundland, Greggs, Halifax Bank, Next, Sports Direct and Sainsbury's.

The property comprises two retail units on the ground floor with ancillary accommodation on the first floor and basement. The property may be suitable for residential developments by the addition of another floor, subject to consents.

Freehold.

VAT is not applicable to this lot.

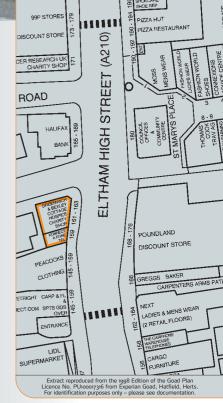
5 Week Completion Period Available

Tenancy and accommodation									
Unit	Floor	Use	Floor Areas	s (Approx)	Tenant	Term	Rent p.a.x.	Reversion	
161/163 – Unit 1	Ground First Basement	Retail Ancillary Ancillary	83.60 sq m 122.70 sq m 57.60 sq m	(900 sq ft) (1,321 sq ft) (620 sq ft)	GREENWICH & BEXLEY COTTAGE HOSPICE LIMITED (1)	10 years from 25/12/2005	£43,850	2015	
159 – Unit 2	Ground Basement	Retail Ancillary	31.70 sq m Not measured	(341 sq ft) Not measured	PETER JOHN BURROWS & LEIGH BURROWS (t/a Konnect a Fone)	5 years from 26/03/2009	£17,000	2014	
Totals			295.60 sq m	(3,182 sq ft)			£60,850		
() Greenwich and Paylow Community Hereice annulate constalict calliative care to the London Persurate of Greenwich and Paylow caring for									

over 2,500 patients and operate from 14 shops in the two London boroughs, which have a retail income of £1,331,920 for 2010-2011. (Source: www.communityhospice.org.uk o1/03/2012)

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