

9 & 19 Passey Place,
Eltham, London SE9 5DA
 Freehold Retail and Residential Investment

Lot 1

£20,000 per annum
 exclusive



Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review
Ground	Retail/Ancillary	59.91 sq m (645 sq ft)	S CALLOW	15 years from 05/05/2008 until t/a Simon Marks Jewellers (1)	£20,000	05/05/2018
First/Second	Residential (sublet) - Three Rooms, Kitchen, WC	-	(-)	04/05/2023 on a full repairing and insuring lease		
Ground	Garage	-	(-)			
Total Commercial Area		59.91 sq m (645 sq ft)			£20,000	

(1) Simon Marks Jewellers sell bespoke jewellery and offer jewellery and watch repair services on site (Source: www.simonmarksjewellery.co.uk 07/08/2017). The tenant sublets the maisonette.

Key Details

- Entirely let to tenant trading as Simon Marks Jewellers – includes maisonette above
- Tenant in occupation for about 20 years
- Important Rent Review in May 2018
- Excellent town centre location close to Marks & Spencer, Costa, Debenhams, Lidl and Boots the Chemist
- VAT-free investment in popular South East London suburb

Location

Miles: 8 miles south-east of Central London
 Roads: A2, A20, A205 (South Circular)
 Rail: Eltham Railway Station (28 minutes to Charing Cross)
 Air: London City Airport

Situation

Eltham is a popular suburb of London, located in the Royal Borough of Greenwich, benefiting from excellent road and rail communications. The property is located on the eastern side of Passey Place, which connects directly to Eltham High Street, the principal retail thoroughfare in Eltham. Nearby occupiers include Marks & Spencer, Debenhams, Costa, Boots the Chemist, Lidl, Iceland and WH Smith. Eltham Station is located about 1/2 mile away and the town is served by numerous bus routes.

Description

The property comprises a ground floor shop with a separately accessed three room maisonette on the first and second floors. The property benefits from a garage to the rear.

Tenure

Freehold.

VAT

VAT is not applicable to this lot.

Six Week Completion



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