

# 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	Appox. Size
<b>13 Well Hall Parade</b>			
Gallery	£29,120.00	Expiring 31st oct 2026	1577 sq.ft
<b>14 Well Hall Parade</b>			
Coffee Shop	£11,000	10 years from Jan 2020 rent increases to £12k in 2025	519 sq.ft
Ground rent	£600		
<b>Total Income</b>	<b>£40,720.00</b>		

**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.

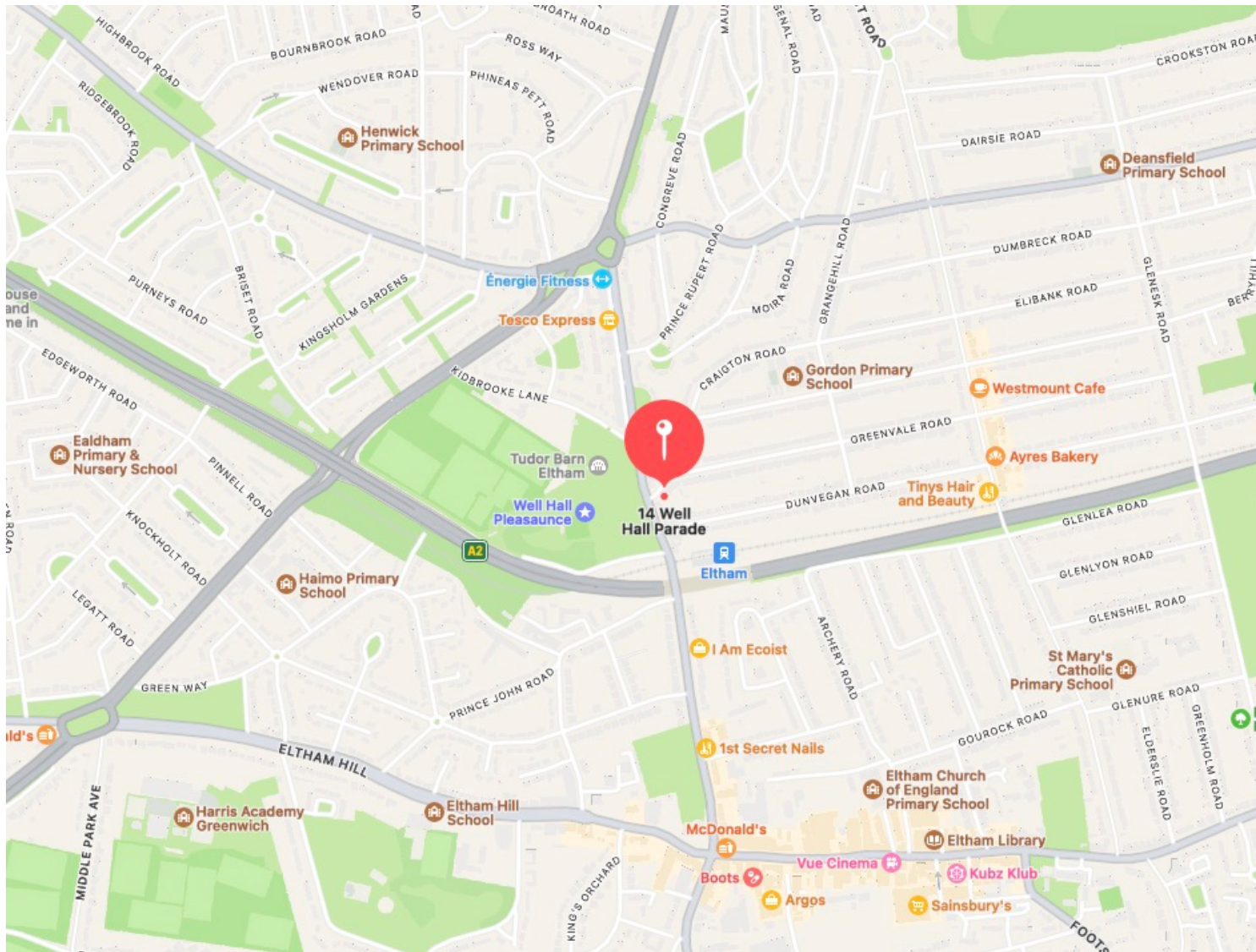
**Viewing**

For further information please contact sole agents.

**Jason Grant**

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

E: [jason@countrywidecomm.co.uk](mailto:jason@countrywidecomm.co.uk)



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

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