

SHOP / OFFICE TO LET – Taxi office / Class E



426-428 Upper Elmers End, London, BR3 3HQ.



- Double fronted unit
- Large forecourt area to front.
- Opposite Eden Park station
- Busy commercial area.
- Fronts the busy A214.
- Close to Langley Park schools

LOCATION

The subject property is located in a prominent position on the A214 Upper Elmers Road opposite Eden Park station in a busy commercial area with many local traders and businesses. West Wickham is approximately 1 mile away.

ACCOMMODATION

The premises are arranged on ground floor only as two interconnecting units with a rear separately accessed room and a large forecourt to the front. It extends to the following approximate net internal floor areas:-

GF 428 (LHS)	215 sqft	19.97 sqm
GF426 (RHS)	125 sqft	11.61 sqm
Rear room	199 sqft	18.49 sqm
Total NIA	539 sqft	50.07 sqm

Plans are available on request.

LEASE TERMS.

The premises are available by way of a new lease for a term to be agreed.

RENT

£16,000 pax

BUSINESS RATES

The VOA lists the RV as £6,800

USE

The current use as a taxi office (Sui Generis) but all class E uses will be considered.

TIMING

The property is available from June 2022

LEGAL COSTS

Each party to be responsible for their own costs.

EPC

Band E

Subject to Contract.
11/04/2022

CONTACT

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