



TO LET

281 Court Road  
Mottingham  
London  
SE9 4TH

E Class Retail Unit To Let







## Location

The property is prominently located on Court Road, just off Sidcup Road (A20) within a predominantly residential location. Neighbouring occupiers include a mix of independent retailers, cafes and takeaways.

Mottingham station (0.4 miles) is within walking distance, which provides Southeastern services to Central London and the South East. Numerous buses also serve the locality.

## Description

The property comprises a mid-terrace retail unit, situated within a secondary parade of shops. The unit was previously occupied by a pet shop, and benefits from tiled flooring, suspended ceilings with a clearance height of 2.96m, security shutters with bolt locks, and partitioned storage and WC facilities to the rear.

The property also offers free parking available in the neighbouring streets.

## Accommodation

The premises afford the following approximate Net Internal Areas and dimensions (NIA):

Commercial

Ground Floor: 58.63 Sq M (631 Sq Ft)

## Rent

£20,000 Per Annum Exclusive.

## Business Rates

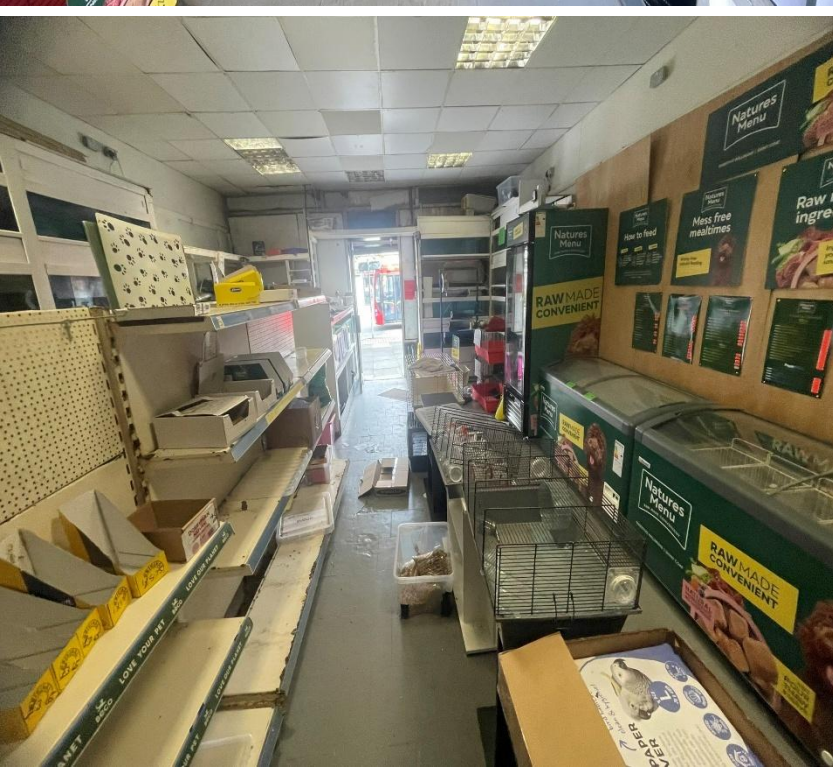
We understand that the property is entered in the 2023 rating list with a rateable value of £7,700. However, interested parties should make their own enquiries of the Local Authority.

## Property Use

We assume the premises benefits from E Use Class.

## Property Terms

The terms are available by way of a new Full Repairing and Insuring lease for a term to be agreed, contracted outside the provisions of the Landlord and Tenant Act 1954.





VAT

VAT will not be applicable.

EPC

New EPC to be commissioned.

### Legal Costs

Each party to be responsible for their own legal costs incurred in the transaction.

### Viewings

Strictly by prior arrangement with sole agents  
Hindwoods on 0208 858 9303:

**Charlene Nicholls**

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