

# JOHN PAYNE COMMERCIAL

SALES | LETTINGS | LAND | INVESTMENTS

**FREEHOLD**  
**WHOLE BUILDING FOR SALE**  
**D1 USE**  
**WOULD SUIT RESIDENTIAL CONVERSION STP**



**191 WESTMOUNT ROAD**  
**ELTHAM, SE9 1XY**

**OFFERS IN EXCESS OF £375,000**

Commercial Property Agents & Surveyors

7 Hare & Billet Road, Blackheath, London SE3 0RB Tel: 020 8852 6125 Email: [Commercial@johnpaynecommercial.com](mailto:Commercial@johnpaynecommercial.com)

[www.johnpaynecommercial.com](http://www.johnpaynecommercial.com)

These particulars are believed to be correct, but their accuracy is not guaranteed and they do not constitute an offer or form part of any contract. John Payne Commercial and its employees have no authority to make any representation or give any warranty in relation to this property.

<b>Location:</b>	<p>The premises are located in Westmount Road, midway between its junctions with Rochester Way and Dumbreck Road.</p> <p>Although predominantly a residential area, Eltham High Street with its range of local and National retailers including Sainsbury's, Next, McDonalds, Lidl and the recently opened Vue Cinema development is within ¾ mile and there are local secondary parades of shops in Westmount Road and Well Hall Road, both within ¼ of a mile.</p> <p>The area is well served by transport links, with Eltham Railway Station and the A2 being nearby and numerous bus routes serving the area.</p>																
<b>Description:</b>	<p>The premises form a terraced building, which would have been a residential dwelling historically, but has traded for many years as a doctors surgery and as such has D1 planning permission and would suit a number of users, such as Dentist, Chiropractor, Physiotherapist or Nursery .</p> <p>Given that it was previously a residential building, it would be of interest to parties keen to revert back to that use, STP.</p> <p>The premises consist of 5 rooms and a disabled W.C. to the ground floor, with 3 rooms and a kitchen and W.C. to the first floor.</p> <p>There is a large garden to the rear and a forecourt giving two off road parking spaces.</p>																
<b>Accommodation:</b>	<p>The premises give the following approximate areas.</p> <table> <tr> <td>Ground floor</td> <td></td> </tr> <tr> <td>5 rooms totalling</td> <td>582 sq ft</td> </tr> <tr> <td>Disabled W.C.</td> <td></td> </tr> <tr> <td>1<sup>st</sup> Floor</td> <td></td> </tr> <tr> <td>3 rooms totalling</td> <td>376 sq ft</td> </tr> <tr> <td>Kitchen</td> <td></td> </tr> <tr> <td>W.C.</td> <td></td> </tr> <tr> <td><b>Total</b></td> <td><b>958 sq ft</b></td> </tr> </table>	Ground floor		5 rooms totalling	582 sq ft	Disabled W.C.		1 <sup>st</sup> Floor		3 rooms totalling	376 sq ft	Kitchen		W.C.		<b>Total</b>	<b>958 sq ft</b>
Ground floor																	
5 rooms totalling	582 sq ft																
Disabled W.C.																	
1 <sup>st</sup> Floor																	
3 rooms totalling	376 sq ft																
Kitchen																	
W.C.																	
<b>Total</b>	<b>958 sq ft</b>																
<b>Business Rates:</b>	Interested parties are advised to make their own enquires of the local authority, the Royal Borough of Greenwich, however we believe that the property is yet to be assessed.																
<b>Tenure:</b>	Freehold with Vacant Possession.																
<b>VAT:</b>	Is not applicable.																
<b>Legal Fees:</b>	Each party to bear their own legal costs.																
<b>Viewing:</b>	Strictly via appointment through sole agents: John Payne Commercial 020 8852 6125																

BL/EJ/WR191/C00659

Misdescriptions Act 1991

Whilst every effort has been made to ensure the accuracy of these particulars, they are in no way guaranteed and do not and will not constitute any part of a contract or any other form of agreement. No liability shall attach to John Payne Commercial or its representatives in relation to anything stated or omitted from these particulars. All prospective lessees purchasers are invited to and expected to inspect the property to check the accuracy of these particulars and to seek appropriate advice from their surveyor and/or solicitor