

GC/9317

**"FOR SALE"**  
**MOT TEST CENTRE WITH REDEVELOPMENT POTENTIAL NEXT TO ELTHAM TRAIN  
STATION**

**[NEW ELTHAM TEST CENTRE 1/1A AVERY HILL ROAD, LONDON SE9 2BD](#)**



**Location:**

The property is located fronting onto Avery Hill adjacent to its junction with the A211 Footscray Road, opposite the entrance to New Eltham Station next to the railway bridge. This provides the site with a high level of visibility from both roads. New Eltham is an established outer London residential area with a high density of interwar and later housing.



**Description:**

The property which runs east of the railway cutting, comprises a total site area of approx. 844 m<sup>2</sup> (9080 sq. ft.) with a yard area to the front providing car parking and circulation space, an older two storey workshop/store unit in the front and a rear area which is mostly comprised of a covered workshop area. The workshops, we understand, were originally constructed in the 1950's as an open spanned steel framed roof structure with a profiled rear, providing a covered parking/storage area for coaches. This structure was upgraded and enclosed to form the current workshop units in 1997/98. In addition, a blockwork two storey building providing a reception area, offices, toilets, and storage area was constructed at the eastern gable of the building.

**Accommodation:**

We have taken the measurements from Promap which uses Ordinance Survey data for the basis of our assessment:  
Gross site area approx. 840 m<sup>2</sup> (9038 sq. ft.)

<b>Rates:</b>	Rateable Value £28,750.00
<b>EPC:</b>	An EPC is available upon request.
<b>Tenure:</b>	Freehold
<b>Terms:</b>	For sale at offers in excess of £2,000,000.00. The property is sold with the current tenant in occupation, on a 10-year F. R. & I. Lease inside the 1954 Landlord & Tenant Act, at a rent of £57,500.00 PA, expiring on 1 <sup>st</sup> January 2026
<b>VAT</b>	The property is not registered for VAT
<b>Legal Costs:</b>	Each party to pay own costs.
<b>Viewing:</b>	By appointment via Galloways Commercial on 020 8678 8888 or <a href="mailto:info@gallowayscommercial.co.uk">info@gallowayscommercial.co.uk</a> .

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