



FOR SALE  
143 Lee Road  
Blackheath  
London  
SE3 9DJ

Entire Building For Sale  
Mixed Use Investment





## Location

The premises are located on the Eastern side of Lee Road, close to its junction with Lee High Road and Eltham Road and midway between Lee and Blackheath railway stations. There is a good mix of retailers with the nearby area being anchored by a Sainsburys supermarket.

The existing Lee Gate Shopping Centre is now largely vacant and about to be developed for a large-scale mixed-use development of commercial and residential space.

## Description

The property comprises a large five story Victorian building.

The commercial element comprises of ground floor shop retail area, lower ground floor, including kitchen and WC facilities, additional rear area (giving direct access onto Osborn Terrace at the rear) and basement fully tanked, kitted out and with good head height.



The tenant trades as a Veterinary surgeon and the premises has been fitted out to a very high level throughout, including good quality finishing in all areas, AC, a mix of LED and spotlights and mix of tiled and laminate wood floors. The premises are Let on an effectively FR&I Lease for a term of 15 years from 17/03/2023 at a rent of £24,000 PAX subject to rent reviews on the anniversaries of the 5th and 10th year. With provisions for a tenant only break clause exercisable on the expiration of the 5th and 10th years upon giving 6 months prior written notice.



The upper part comprises a very spacious and well maintained self-contained maisonette over three floors. Providing a lounge, kitchen, 3 large bedrooms, a full bathroom with bath, shower and W.C and a separate shower room with W.C. In addition, benefiting from GFCH and Double Glazing. Full vacant possession to the upper parts.

## Accommodation

The premises affords the following approximate Net Internal Areas (NIA):

Main Retail area	44.59 sq. m.	480 sq. ft.
Lower Ground	24.43 sq. m.	306 sq. ft.
(inc) Kitchen/Tea Making Facilities		Separate W.C
Rear Area	42.40 sq. m.	447 sq. ft.
Basement	47.66 sq. m.	513 sq. ft.
(Ceiling Height Approximately 7 ft 8")		



## Business Rates

The property is entered in the 2026 rating list with a rateable value of £16,750. Interested parties should contact the local authority to confirm the rates payable.

## Property Tenure

Freehold subject to lease in place to the commercial element.

## Price

£750,000

## Legal Costs

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



## VAT

VAT will not be applicable.

## EPC

Commercial Element D (96) rating.  
Residential Upper Parts C rating.

## Viewings

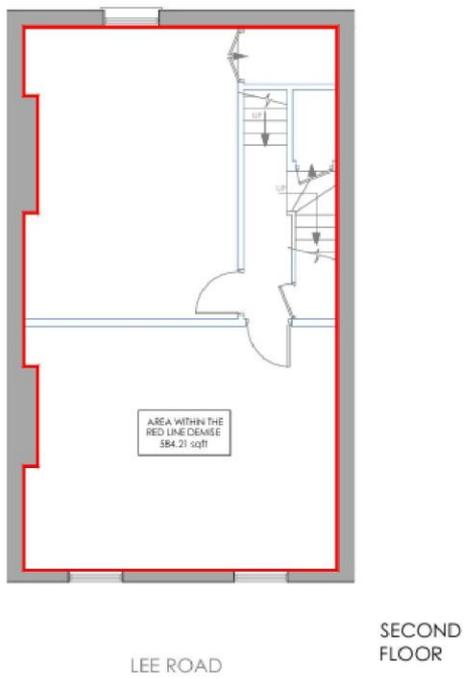
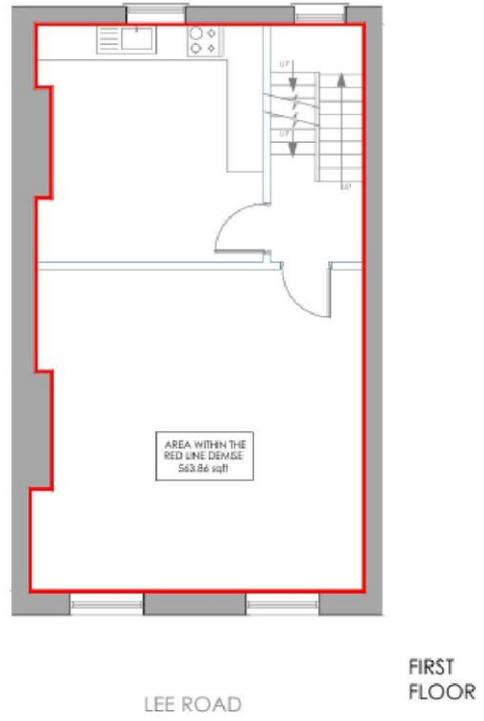
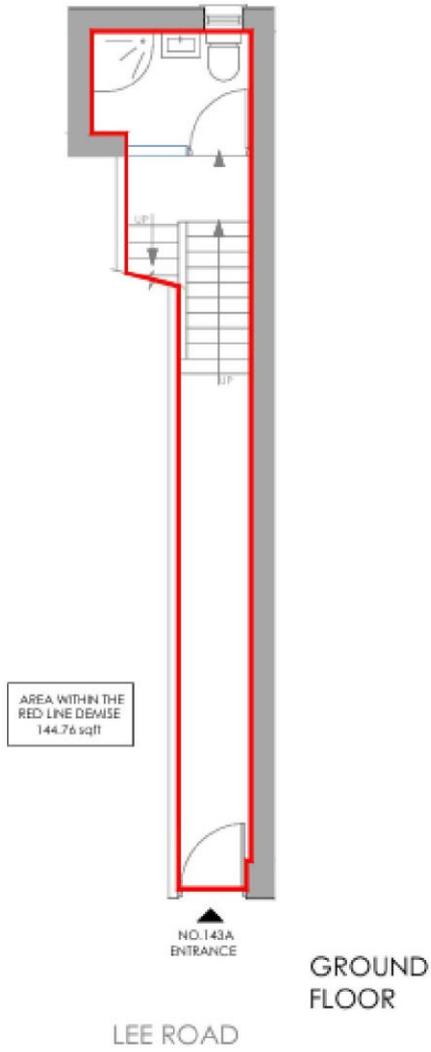
Strictly via prior appointment with sole agents,  
Hindwoods

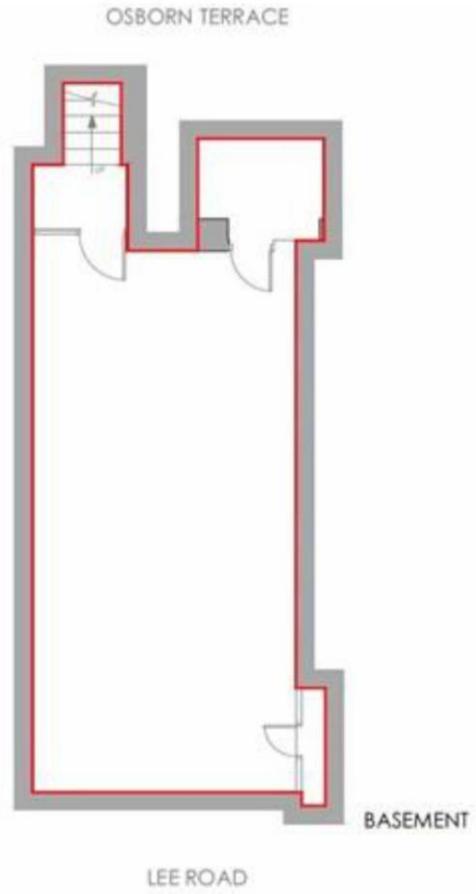
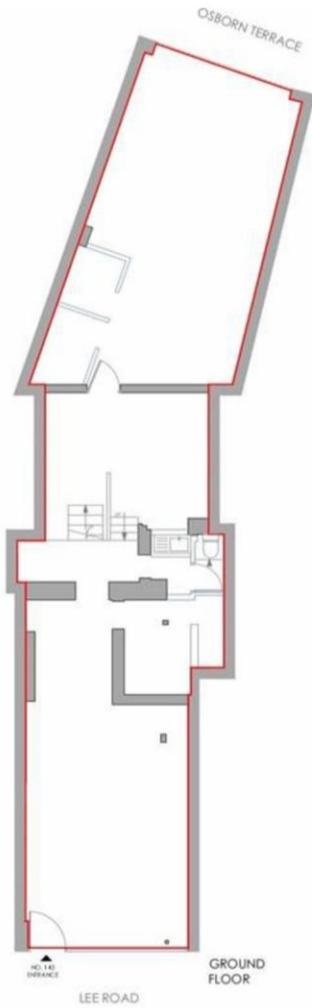
**Ben Lewis**

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CG6245







Ground Floor Shop and Basement

