



TO LET

388-390 Lee High Road
Lee

London

SE12 8RW

Double Retail Unit To Let





Location

The subject premises are located on the Southern Side, Eastern end of Lee High Road (A20) approximately 200 yards with its junction with Lee Road (B212) and Burnt Ash Road (A2212).

This is a secondary retail location, with a high volume of passing vehicular traffic. There is a Sainsburys Supermarket within 300 yards and Lewisham Town Centre with its range of retail, restaurant and leisure facilities being approximately 1 mile away, accessed directly via Lee High Road.

The area is well served by transport links, with both Lee and Blackheath Railway stations being approximately a mile away. There are numerous bus routes serving the area and both the A2 and A20 being close by.

Description

The premises comprise two adjacent units having been opened up to create one unit, with retail area, Kitchen and W.C facilities to the ground floor, and to the basement an office and storage space, with excellent head height. The premises benefit from a car parking space to the rear.

The ground floor benefits from tiled floors, suspended ceilings and a mixture of LED and spotlights.

Accommodation

The premises afford the following approximate NIA's (Net Internal Areas):

Ground Floor

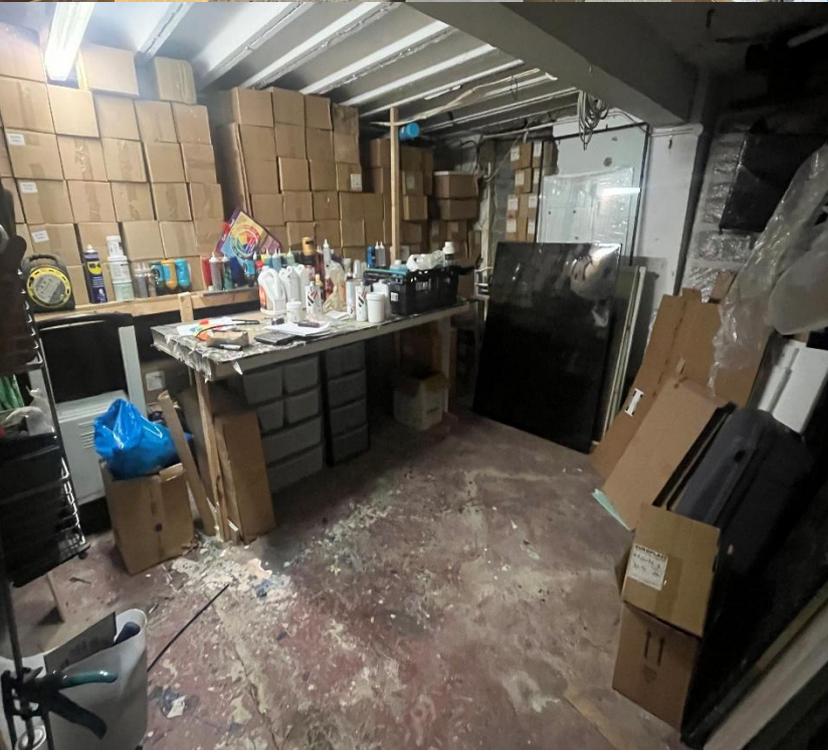
Retail	63.25sq m – 681sq ft
W.C	
Kitchen	

Basement

Office	19.65sq m – 211sq ft
Storage	50.78sq m – 548sq ft

Rent

£25,000 Per Annum Exclusive.



Terms

Available on a new FR&I lease for a term to be agreed.

Business Rates

The property is entered in the 2026 ratings list with a rateable value of £17,000. However, we advise that all interested parties make their own enquires of the local authorities.

Planning

The premises benefits from E Use Class.

VAT

VAT will be applicable.

EPC

The property has an EPC rating of C(52).

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:

Ben Lewis

B.Lewis@hindwoods.co.uk

CG6317





Blackheath Park

Kid Brook

A20

LEE ROAD B212

ELTHAM ROAD

Hospital

Education Facility

Educational Facility

