



TO LET

320 Lee High Road

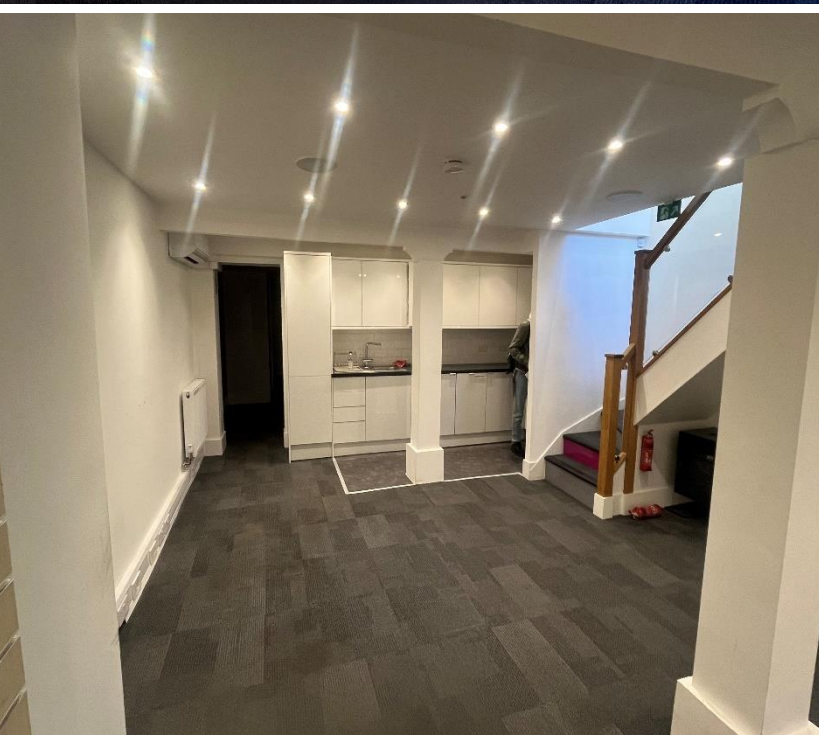
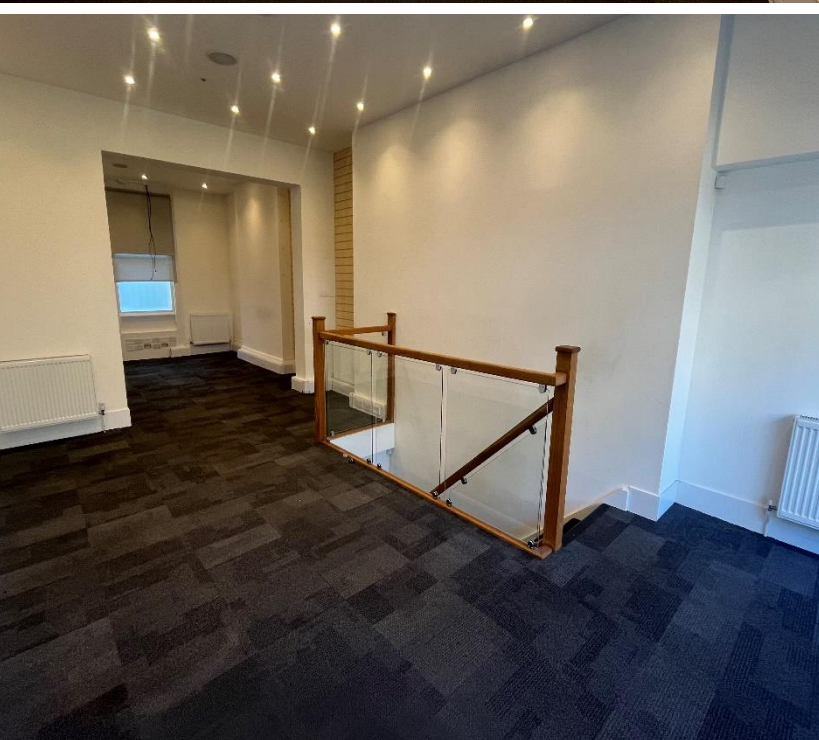
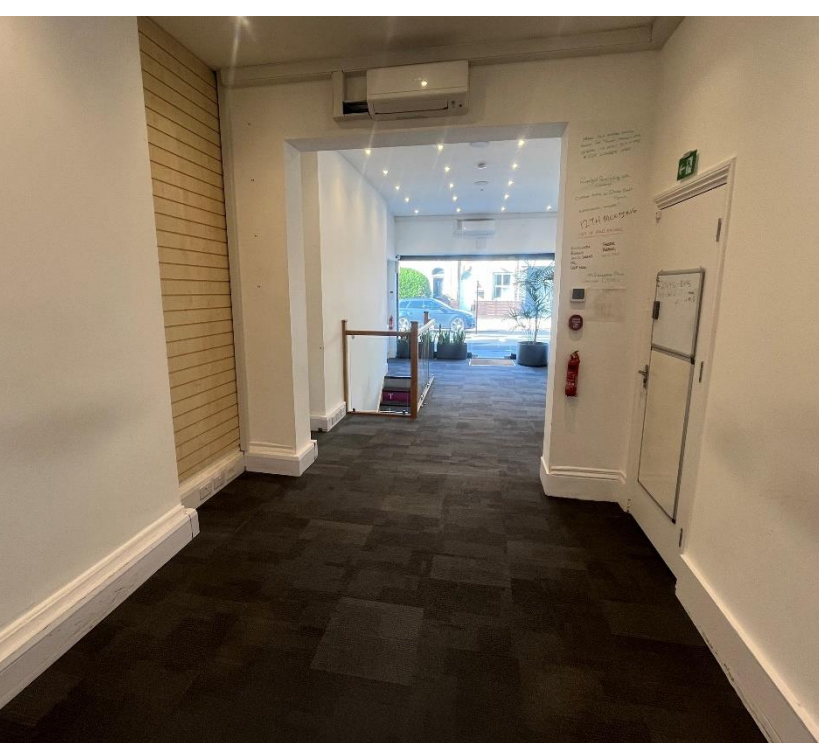
Lee

London

SE13 5PJ

Approx. 909 sq. ft.





Location

The premises are located on the Southern Side, towards the Eastern end of Lee High Road (A20) between its junctions with Lee Church Street and Dacre Park, within a parade of similar style units.

This is a secondary retail location on a major thoroughfare surrounded by a high density of residential premises. The majority of Lewisham with all its retail, leisure facilities and food/drink options are within a mile to the West of Lee. Anchored by a Sainsburys' supermarket which is a short distance to the East.

The area is served by good transport links with numerous bus routes passing the property and both Lee and Blackheath railway stations being within a mile.

Description

The premises form a retail unit with fully functional basement. Open plan retail/office space to the ground floor, with an open plan basement area including kitchen, 2 x W.Cs and a meeting room (with an abundance of natural light).

The premises benefit throughout from Carpeting, AC, GFCH and spotlights. To the front of the property, there is an electric roller shutter.

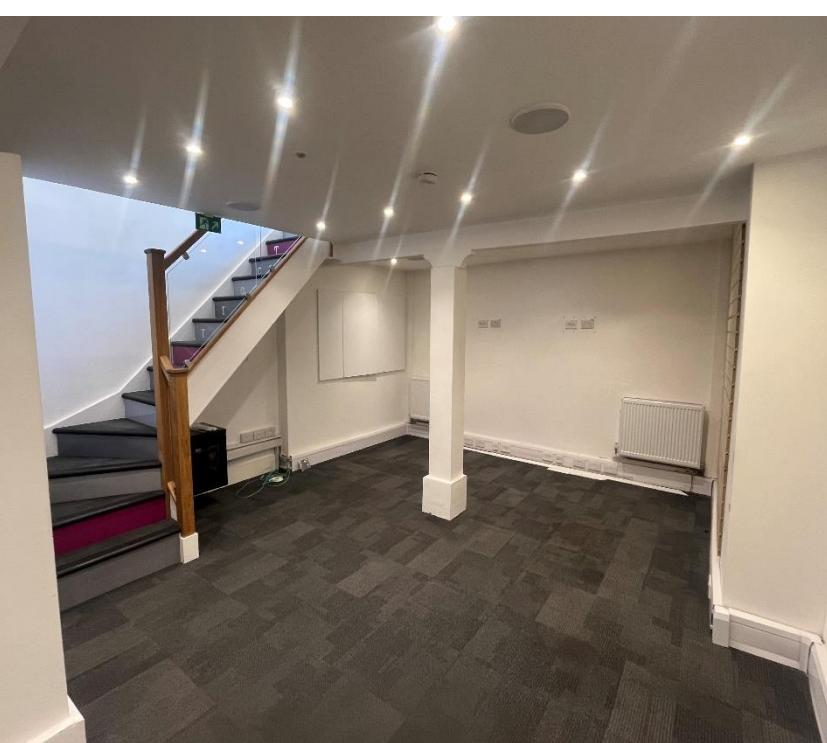
The premises most recently traded as an estate agent's office. Whilst it would suit a range of uses within E class, it is considered that it would particularly suit an office use due to the high level of fit out to the basement area.

Property Terms

The property is available to be let on a new effective Full Repairing and Insuring lease, for a term to be agreed, contracted inside the security of tenure of the Landlord & Tenant Act 1954.

Property Use

The premises are believed to have E class use. However, we would recommend interested parties to make their own enquiries with the local authority.



Accommodation

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

Ground floor retail	43.20 sq m	465 sq ft
Basement	41.21 sq m	444 sq ft
(Inc meeting room and kitchen)		
2X W,Cs		

VAT

VAT will not be applicable.

Legal Costs

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

Rent

£22,500 Per Annum Exclusive.

EPC

An EPC has been commissioned.

Business Rates

The property is entered in the 2023 Rating List with a Rateable Value of £9,900. However, interested parties should make their own enquiries of the local authority.

Viewings

Strictly via prior appointment with sole agents, Hindwoods

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CG6249

