

TO LET

130 Hither Green Lane
Lewisham
London
SE13 6QA

E Class Retail Unit To Let





Location

The premises are situated in a parade of shops on Hither Green Lane between Radford Road and Harvard Road.

The premises are approximately 1 mile from Lewisham Town Centre and benefit from good road links with the A205 South Circular Road leading to both the A20 and A2. Hither Green Lane mainline railway station is also located close by providing regular services into Central London.

Neighbouring occupiers include The Larder Ministries, Panas Gurkha Restaurant, and an OffLicence as well as a mix of independent retailers. The immediate area is densely populated with residential properties.



Description

The property comprises a mid-terrace retail unit arranged over ground and basement levels, situated within a secondary parade of shops. The unit was previously occupied by an architect and benefits from tiled flooring, gas central heating, 3-phase power, double glazing, spotlights, emergency lighting, smoke detectors, and CCTV (non-tested).

There is a kitchen at ground level, and a staircase leads down to the basement which provides WC facilities, and storage space. The rear yard measures 7.76m x 5.46 m, and there is also a garage to the rear measuring 5.61 x 5.3m which benefits from a full loading shutter and clearance height of 1.99m and can either be let individually, or jointly with the retail accommodation.



Price

£14,000 per annum exclusive.

£15,000 (with the garage) per annum exclusive

Tenure

The property is available on a new FR&I lease for a term to be agreed, contracted outside the provisions of the Landlord and Tenant Act 1954.

Business Rates

The property is entered in the 2023 rating list with a rateable value of £7,300.



Planning

We assume the premises benefits from E Use Class.

Accommodation

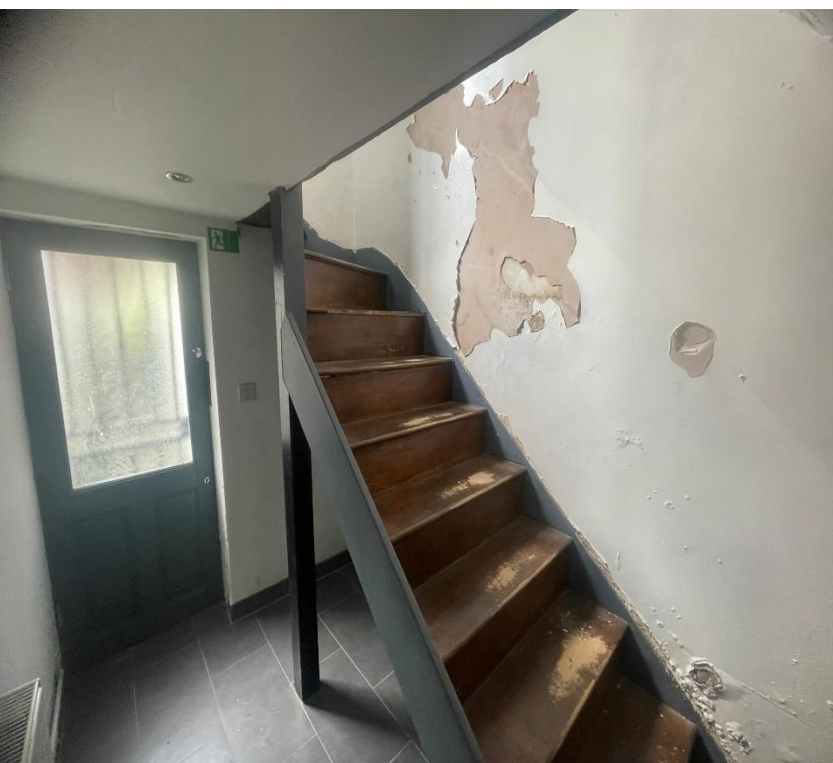
The property has been measured on a net internal basis (NIA) in accordance with the RICS Code of Measuring Practice and are set out below:

Ground Floor:	31.01 sq m (334 Sq Ft)
Basement:	24.53 sq m (264 Sq Ft)
Total Area:	55.54 sq m (598 Sq Ft)

Rear Yard:	42.37 sq m (456 Sq Ft)
Garage:	29.73 sq m (320 Sq Ft)

VAT

VAT to be advised.



EPC

The EPC currently benefits from a D (95) rating.

Legal Costs

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

Viewings

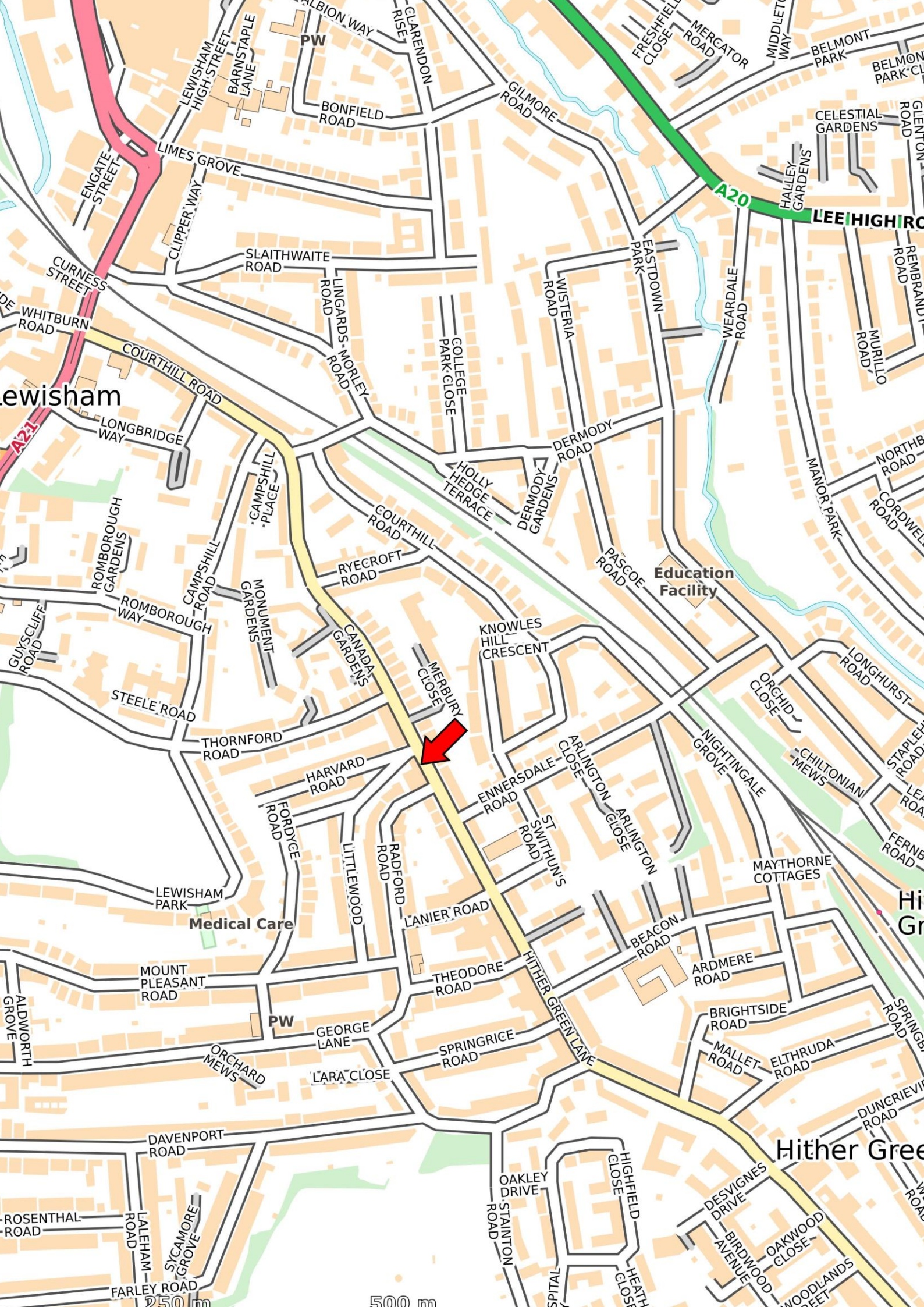
Strictly by prior arrangement with sole agents Hindwoods on 0208 858 9303:

Charlene Nicholls

c.nicholls@hindwoods.co.uk

CG6278





Lewisham

LEE HIGH ROAD

Education Facility

Medical Care

Hither Green

250 m

500 m