



TO LET

67-71 Lewisham High Street  
Lewisham  
London  
SE13 5JX

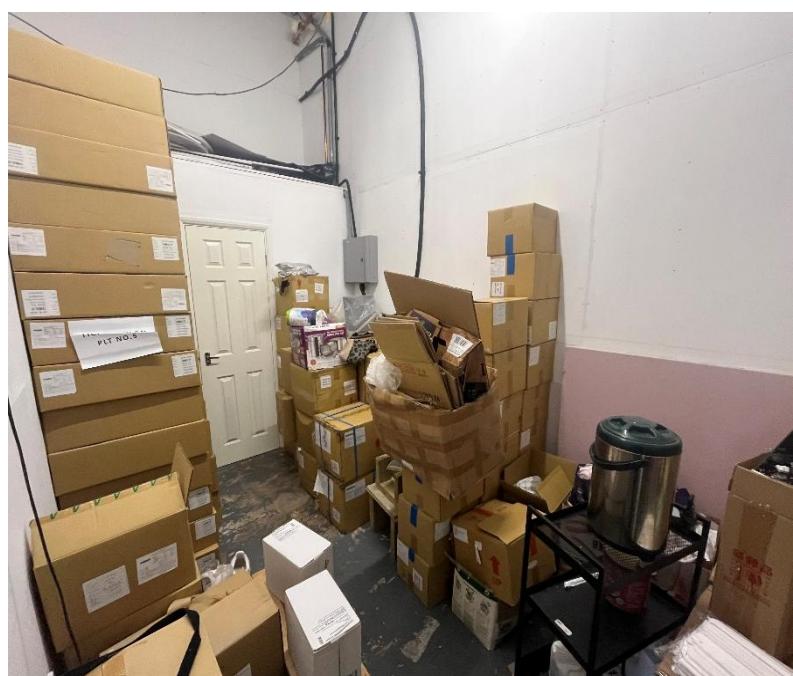
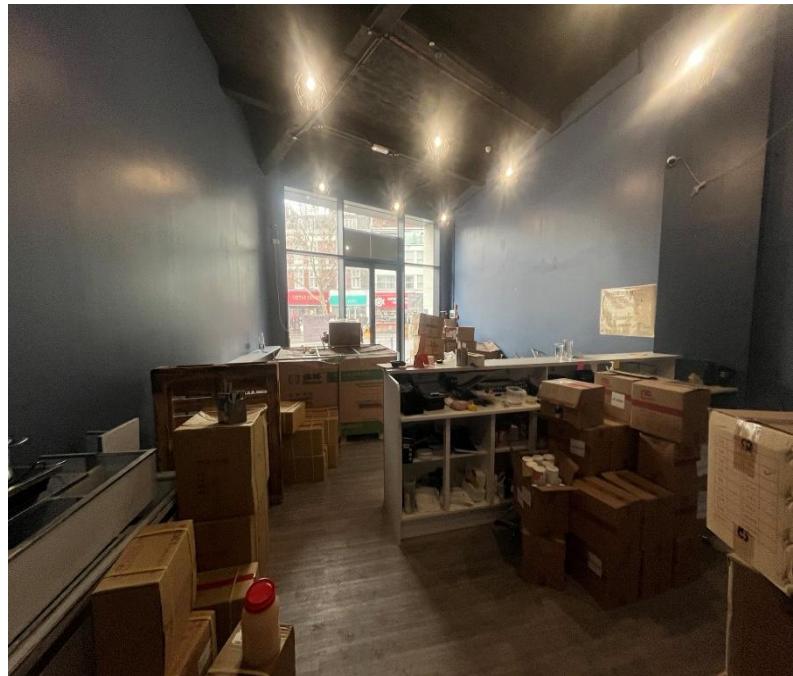
E CLASS UNIT

TO LET BY WAY OF ASSIGNMENT

Retail 52.12 sq m – 561 sq ft

Storage 11.61 sq m – 125 sq ft





## Location

The property is prominently located on Lewisham High Street (A20), adjacent to Pure Gym and close to its junction with Belmont Hill. The area is dominated by the shopping centre and Lewisham market, which includes a mix of independent retailers, cafes, takeaways and includes T.K Maxx, JD Sports, Marks and Spencer, Boots and Costa Coffee.

The area is highly accessible by public transport; the property resides approximately 0.3 miles from Lewisham mainline railway station/DLR. Numerous bus routes also serve the locality providing regular transport to areas including Plumstead, Greenwich, Shoreditch, Victoria and Elmers End. Road communication links are also excellent with easy access to the A2 via the A20 and A205 South Circular Road.

## Description

The premises comprise a retail unit benefiting from unusually high ceilings (15ft 6) and shop front, with storage/ancillary space and a W.C to the rear and benefits from laminate wood flooring to the retail area and is in good decorative order.

The premises have most recently traded as a Bubble Tea shop and are fitted as you expect but would suit a wide range of uses.

## Accommodation

<b>Retail area</b>	<b>52.12sq m - 561sq ft</b>
<b>Storage/ancillary space</b>	<b>11.61sq m – 125sq ft</b>
<b>W.C</b>	

## Terms

Available by way of assignment of existing 10 year lease from 26<sup>th</sup> November 2021 on FR&I terms with 5 yearly rent review, inside the 1954 L&T act.

## Rent

£22,500 per annum exclusive.

## VAT

VAT is applicable.

## EPC

The premises have an EPC rating of D (100)  
the property has an EPC rating of B (39).

## Business Rates

The commercial has been entered into the 2023 rating with rateable value of £16,000. However, the rateable value £17,000 will be applicable from 1st April 2026.

The residential upper parts are in council tax band.

## Legal costs

Each party to be responsible for their own legal costs.

## Property Use

The property is believed to have E class use. However, interested parties should make their own enquiries of the local authority.

## Viewings

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

**Ben Lewis**

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