



FOR SALE FREEHOLD ESTATE
COMMERCIAL – MIXED USE
388/390/392 Lee High Road
Lee
London
SE12 8RW

Residential Apartments
6A,6B,6C,4A,4B & 4C
Marshacre Mews
London SE12 8BG





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 site comprises of originally 3 ground floor retail units, with two having been combined to form one unit. 6 flats above and behind the shops, being 3 x 2 bed flats and 3 x 1 bed flats with communal access via a dedicated car parking area to the rear.

Both commercial units benefit from basements and have kitchen and W.C facilities. The residential upper parts have been recently refurbished to adhere to current letting guidelines and benefit from double glazing and electric heating.

Accommodation

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

388/390

Ground Floor

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

Basement

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

392

Retail	36.23sq m - 390 sq ft
Kitchen	
W.C	
Basement	40.94sq m - 440 sq ft

Residential Upper Parts

3 x1 bed, lounge, kitchen, bathroom/w.c
 3 x2 bed, lounge, kitchen, bathroom/w.c



Existing leases

388/390 has vacant possession.

392 is let on an FR&I lease, inside the 1954 L&T act for a term of 5 years with rent review and tenant only break clause at the 3rd anniversary from May 2023 at a passing rent of £16,000pax to Sonia Care Ltd.

Agents Note

388/390 was marketed to let for a short period of time during which period there was a high level of interest and multiple proposals at the asking rent of £25,000 per annum exclusive.

Residential Flats

6 Flats with a current rental value of £94,800pax.

Tenure

Freehold.

Price

£2,100,000.

Business Rates

The properties are entered in the 2026 ratings list with a rateable value of £9,600 for 392 & 388-390 £17,000. However, we advise that all interested parties make their own enquiries of the local authorities.

Planning

The commercial premises are believed to have E class use, but interested parties are advised to make their own enquiries.

VAT

VAT will be applicable.

EPC

Unit 338-390 C(52)

Unit 392 C(54)

The residential flats are all rated C.

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

CG6324



020 8858 9303





Blackheath Park

Kid Brook

A20

LEE ROAD B212

ELTHAM ROAD

Hospital

Education Facility

Educational Facility



SOUTHBROOK ROAD

BURNT-ASH ROAD

PW

PW

PO

PW