



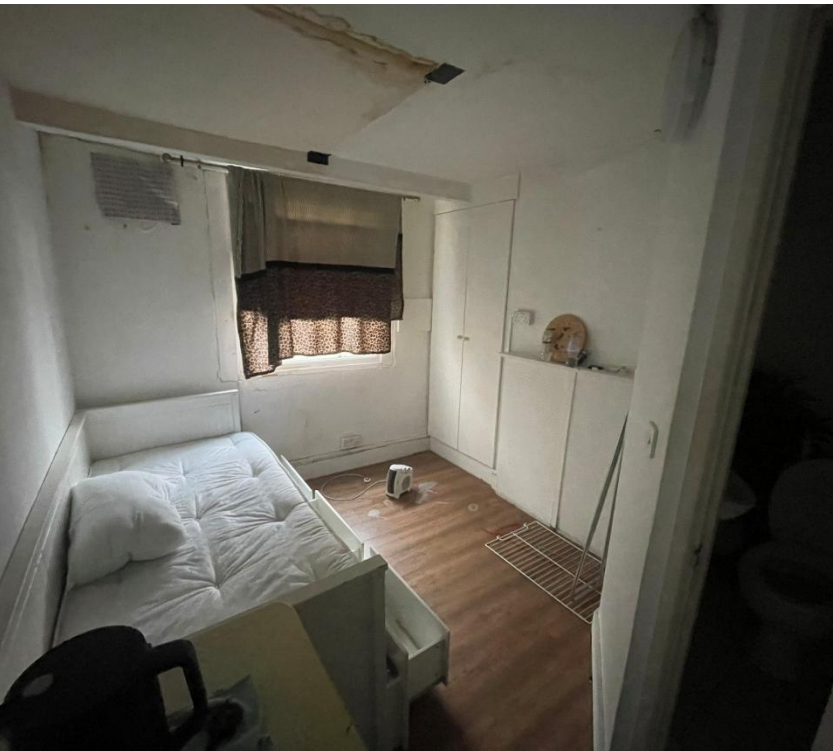
TO LET

73 Lewisham High Street
London
SE13 5JX

E Class Retail Unit

Arranged over ground, basement, and first
floor levels





Location

The property is prominently located on Lewisham High Street (A20), 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, and takeaways to include T.K Maxx, JD Sports, Marks and Spencer, Boots and Costa Coffee.

The area is highly accessible by public transport; the properties reside 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 property comprises a mid-terrace retail unit arranged over ground, basement, and first floor levels, previously occupied by an off-licence.

The ground floor features a large sales area, with storeroom and kitchen facilities to the rear. The first floor provides additional storage/office accommodation with a WC and shower, and there is also a large basement.

The premises benefits from tiled flooring, suspended ceilings, CCTV, electric security shutters, and a fire exit to the rear.

Rent

£34,000 per annum exclusive.

Business Rates

The property is entered in the 2023 rating list with a rateable value of £21,500.

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 Retail:	55.18 sq m (594 sq ft)
Storeroom/Kitchen:	10.07 sq m (108 sq ft)
Basement:	57.92 sq m (623 sq ft)
First Floor:	10.75 sq m (116 sq ft)

Total Area: 133.92 sq m (1,442 Sq Ft)

Planning

We assume the premises benefits from E Use Class.

Tenure

The property is available on a new Full Repairing & Insuring Lease for a term to be agreed, contracted outside the provisions of the Landlord and Tenant Act 1954.

EPC & VAT

A new EPC is being commissioned. VAT is applicable.

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:

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