



TO LET

2 Brightfield Road

Lee

London

SE12 8QF

Whole Building

Suis Generis Unit

TO LET



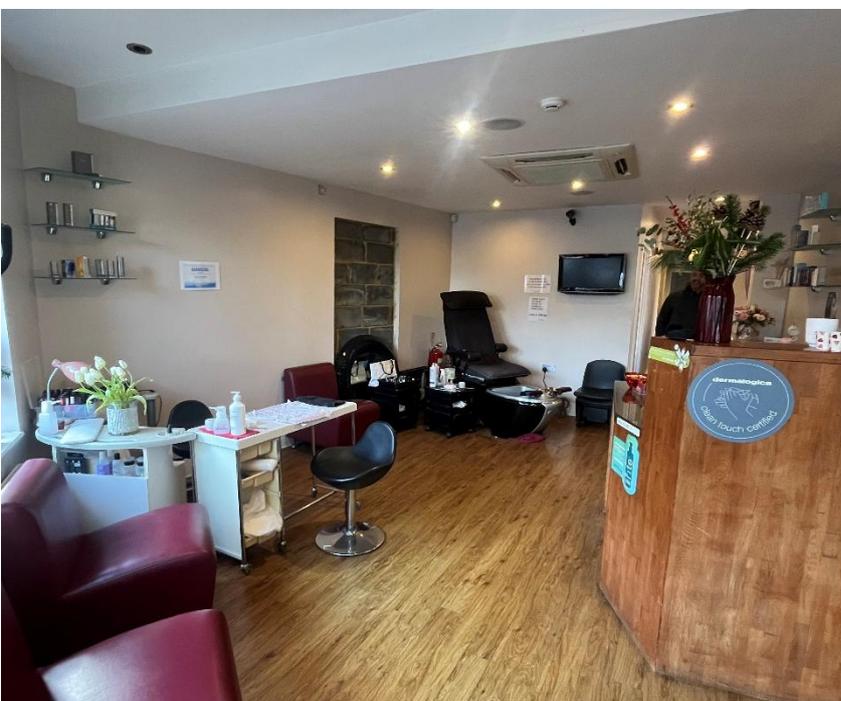


## Location

The premises are located in Brightfield Road, at its junction with the eastern end of Lee High Road, within 200 yds of its busy junction with Lee Road, Eltham Road and Burnt Ash Road. The Major town centre of Lewisham is approximately 1 mile to the West and the affluent Blackheath village approximately ½ mile to the north.

The area is anchored by a Sainsburys supermarket. The immediate surrounding area is to see considerable investment, with the new Leegate Centre to be fully online by 2029/30 offering a range of new commercial and residential premises.

The area is well served by transport, with numerous bus routes passing by and both Blackheath and Lee train stations both being within a mile.



## Description

The premises comprise the whole building, being retail to the ground floor with Kitchen and 2x W.C's, with to the 1<sup>st</sup> floor, 3 additional rooms including a shower.

There is also a rear garden backing on to the river Quaggy.

The premises themselves benefit from AC, GFCH, security shutters, three phase power, laminate wood flooring and spotlights.

## Agents note

Beauty salons will not be permitted, but consideration to uses that require a change of use to E class will be considered.

## Terms

The premises is available by way of new lease on FR&I terms, inside the 1954 L&T security of tenure act.





## Rent

£25,000 per annum exclusive.

## Accommodation

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

### Ground floor

Retail area	42.83sq m -461sq ft
Kitchen	7.15sq m - 77sq ft
2x W.C	
Rear garden	

### First floor

3 rooms totalling	33.95 sqm – 365sq ft
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## Business Rates

The premises are not currently listed for Business Rates. However, we advise that all interested parties make their own enquires.

## Planning

The premises are believed to have Suis generis use, but interested parties are advised to make their own enquires of the local authority.

## VAT

Vat Is not applicable.

## EPC

An EPC has been commissioned.

## 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

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