



TO LET

7 Lewis Grove  
Lewisham  
London  
SE13 6BG

E Class Retail Unit  
With First Floor Offices







## Location

The premises are located at the Northern end, Eastern side of Lewis Grove, approximately 40 yards from its junction with Lewisham High Street and Lee High Road (A20).

Lewisham is a major retail centre, with tenants including Primark, Boots, Tk Maxx and M&S along with a wide range of independent retailers, food and drink operators, such as McDonalds and Nando's and leisure facilities, including Pure Gym.

The area has excellent transport links with the aforementioned A20, numerous bus routes passing by the property, and Lewisham Train/DLR station being within approximately half a mile.

## Description

The premises form a retail unit, with rear ancillary space, tea point and W.C, with the first floor providing office/storage space.

The premises has been redecorated throughout and benefits from vinyl wood effect floor, suspended ceilings with LED lighting to the ground floor and is carpeted and has strip lighting to the first floor.

The premises also benefits from electric roller shutters.

## Accommodation

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

Retail area	39.9sq m – 429sq ft
Ancillary area	
Tea point	
W.C	
First floor	
Office/storage	35.48sq m – 382sq ft

## Business Rates

The property is currently on the 2023 rating list with a rateable value of £11,000. However, interested parties should make their own enquires of the local authority.



## Rent

£27,500 Per Annum Exclusive.

## Property Use

The property is believed to have E class use.

## VAT

VAT will not be applicable.

## EPC

A new EPC has been commissioned.

## Property Terms

The property is to be let on a new full repairing and insuring lease for a term to be agreed, contracted inside the provisions of the 1954 Landlord and Tenant Act.

## 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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