



TO LET

227 Lee High Road
Lewisham
London
SE13 5FE

Retail Unit

Approx. 871 Sq Ft





Location

The premises are located on the Southern Side, towards the Eastern end of Lee High Road (A20), virtually at its junction with Dacre Park and within a parade of similar style units. This is a secondary retail location on a major thoroughfare surrounded by a high density of residential premises. The majority of Lewisham with all its retail, leisure facilities and food/drink options are within a mile to the West and Lee, anchored by Sainsburys, which is within half a mile to the East. The area is served by good transport links with numerous bus routes passing the property and Lewisham Lee and Blackheath railway stations are within approximately one mile.

Description

The premises comprise a retail unit with useable basement, having most recently been used as a fitness studio. There are 2 W.Cs and a kitchenette in the basement and the premises also benefits from Air conditioning to both ground floor and basement, with laminate wood floor and suspended ceiling to the ground floor. There is also rear pedestrian access.

Accommodation

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

Ground Floor 42.37sq m - 456sq ft

Basement 38.56sq m – 415sq ft

2 x W.Cs

Kitchenette

Rent

£20,000 per annum exclusive.

Terms

The premises are available by way of assignment of existing lease, to expire November 2028, on FR&I terms.

Planning

We believe the premises fall under E class usage but would advise interested parties to make their own enquires.

Legal Costs

Each party responsible for legal costs incurred.

EPC

The property has an EPC rating of B (39).

Business Rates

The property is entered in the 2023 Rating List with a Rateable Value of £10,250, although this will be increasing £15,250 in April 2026. However, interested parties should Make their own enquires to the local authority.

VAT

Vat will not be applicable.

Viewings

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

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