



TO LET

229 Deptford High Street  
Deptford  
London  
SE8 3NT

Double Shop and Extensive  
Basement  
TO LET





## Location

The subject premises are located at the northern end of Deptford High Street, being a highly prominent location, at its junction with Creek Road and Evelyn Street (A200) and as such, has large volumes of passing vehicular traffic throughout the day.

Deptford High Street gives an excellent mix of local and national retailers, having been voted by Time Out magazine in 2022 as one of the top 33 “coolest high streets in the world”.

The area is well served by transport links, with Deptford Railway Station being within 500metres to the south, giving direct and fast access (approx. 10 mins to London Bridge) into London. There are numerous bus routes serving the area and both the A2 and A20 being close by. Greenwich Town centre with its range of world famous attractions is approx. 1km to the East.

## Description

The subject premises form part of a former out building and comprise two distinct retail areas, linked at the rear of the property, which wrap around a central core (giving access to the upper parts) and a very usable basement, having had the floor screeded, excellent head height and a wide “airy” staircase, giving some direct natural light.

The space is in shell and core condition with capped off water and electrical supplies.

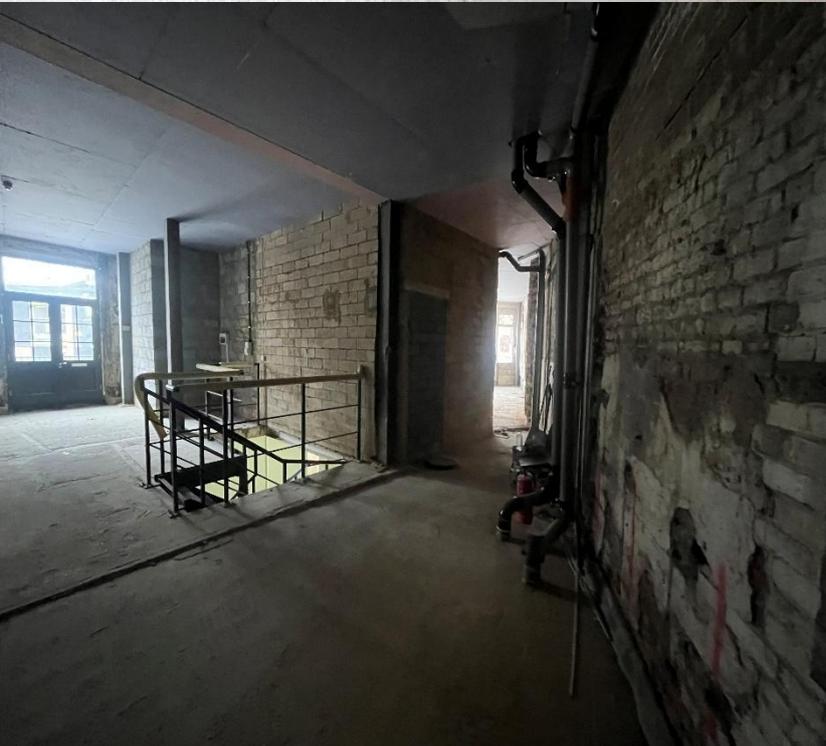
The dual nature of the shop front, coupled with the prominent location, give the premises excellent visibility and market awareness.

## Agents Note

Hot food is not allowed to be served at the premises, but it is considered to be suitable for a wide range of users within the E class category, including but not restricted to, such uses as fitness, coffee shop, hair and beauty and office use, such as an Estate Agents.

## Terms

Available to let on a new FR&I lease for a period to be agreed.



## Rent

£40,000 per annum exclusive.

## Accommodation

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

Retail Area Totalling	1087 sq ft – 101 sq m
Basement	1173 sq ft – 109 sq m

## Business Rates

The properties are to be reassessed. However, we advise that all interested parties make their own enquires of the local authorities.

## Planning

The premises are believed to have E Class use. However, interested parties should make their own enquires of the local authority.

## VAT

Vat is not payable on the rent.

## EPC

The property has an EPC rating of D(78).

## Legal Costs

Each party to be responsible for their own legal costs incurred in the transaction.

## Viewings

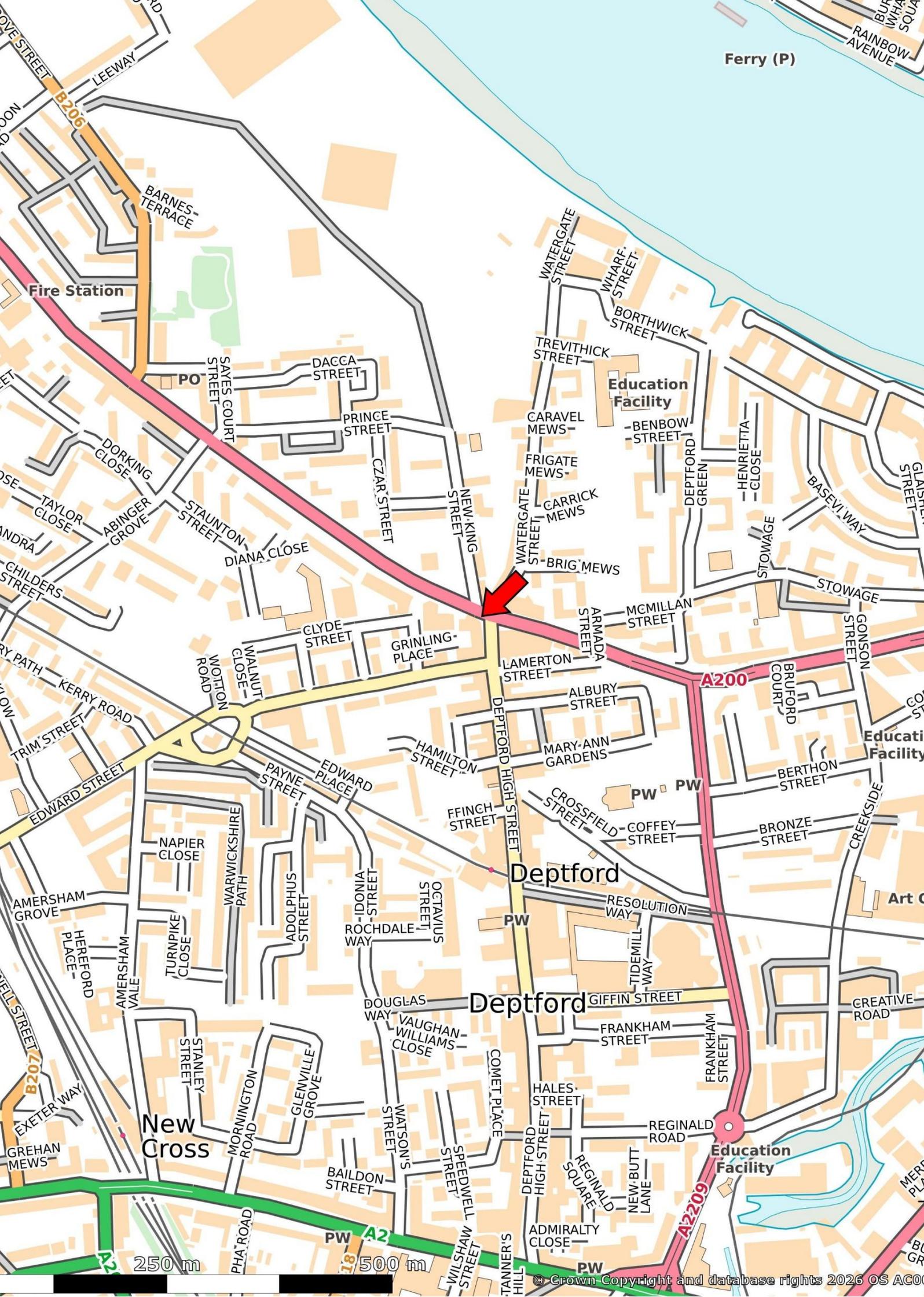
Strictly by prior arrangement with sole agents Hindwoods on 0208 858 9303:

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CG6315





Ferry (P)

Fire Station

PO

Education Facility

Education Facility

Art C

Deptford

Deptford

New Cross

Education Facility

250 m

500 m