



RETAIL UNIT CLASS E LEASE FOR SALE - VIEWINGS STRICTLY BY APPOINTMENT ONLY

7 LONDON ROAD
LONDON SE23 3TW

bf.
brasier freeth

7 LONDON ROAD
FOREST HILL, LONDON
SE23 3TW

LOCATION

This property is located in the heart of Forest Hill, a well-established residential district within the London Borough of Lewisham in South East London. The property benefits from a highly accessible position close to the train station linking to London Central within 15-20 minutes. The town centre offers a convenient mix of national retailers, supermarkets, cafés and independent businesses including Winkworth Estate Agents next door, Superdrug, Pizza Hut and Sainsburys close by. Together with green spaces and leisure facilities, making it attractive to professionals, families, and commuters.

DESCRIPTION

The shop is suitable for a variety of uses, it is currently configured as a café.

ACCOMMODATION

The property is arranged over ground floor, with the following approximate area:

Floor	Sq.m	Sq.ft
Ground Floor	158.01	1,701

Retail Opportunity
LEASE FOR SALE



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LEASE

Held on a FRI lease due to expire 14 October 2028 without further review. The lease is contracted inside the Landlord and Tenant Act 1954.

PASSING RENT

£50,000 per annum exclusive.

TERMS

Offers invited for a lease assignment.

EPC

Further details available upon request.

BUSINESS RATES

The Valuation Office Agency website shows a Rateable Value from 1 April 2026 of £35,750.

For rates payable please refer to the Local Charging Authority, London Borough of Lewisham - 020 8314 6000.

LEGAL COSTS

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





Anthony Appleby

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Viewings - Please note

This store is trading and staff are unaware of the impending disposal. Therefore all viewings must strictly be made by appointment only via Brasier Freeth.

These particulars are intended as a guide and must not be relied upon as statements of fact. They are expressly excluded from any contract. All prices/rents quotes are exclusive of VAT which may be payable. To comply with our legal responsibilities for Anti-Money Laundering, it is necessary to check all parties involved in this transaction. It is the responsibility for parties on both sides to provide information necessary to complete these checks before the deal is completed. Information required will include: Corporate structure and ownership details, Identification and verification of ultimate beneficial owners, Satisfactory proof of the source of funds for the Buyers/Funders/Lessee. Brasier Freeth is a RICS regulated firm and is subject to the RICS Code for leasing business premises. Full details of the Code are available from Brasier Freeth or via link.