

TO LET

River Mill, One Station Road Lewisham SE13 5FL

- Partially Fitted Bar / Café Unit
- 1859 sq ft., (169 sqm)
- Prime Lewisham location
- Immediate catchment area of 2000 apartments
- Lewisham station DLR & National Rail opposite
- Quoting rent in excess of £65,000 pa



Where Footfall Meets Opportunity

Accommodation

Situated seconds from Lewisham National Rail and DLR stations, at the heart of the Lewisham Gateway development, these premises occupy a highly visible corner position.

This unit offers a ready-made opportunity for an operator seeking a partially fitted premises in a busy, high-footfall location. Gateway

- ✓ Partially fitted kitchen, no HVAC
- ✓ Cold storage area
- ✓ Male, female, and disabled WCs.
- ✓ Fixtures and fittings: Potential savings

Floor Areas

- ✓ Ground Floor 1859 sq ft
- ✓ TOTAL AREA 1859 sq ft
- ✓ Plus outside seating

Lease Terms

A new Full Repairing and Insuring (FRI) lease is available for a term to be agreed.

Location

- ✓ Located adjacent to Lewisham National Rail and DLR Stations (combined 13–14 million travellers annually)
- ✓ London Bridge – 9 minutes, Charing Cross – 17 minutes, Canary Wharf 25 minutes.
- ✓ Nearby Pret, local occupiers include Kiki & Miu Miu, & many more retail and leisure operators opening soon in the adjacent phase of Lewisham
- ✓ Potential to be a social hub at heart of community for 2000 apartments in immediate vicinity.



Terms

Rent

Offers are invited in excess of £65,000 per annum, subject to contract, plus VAT (if applicable).

Rates

Rateable Value (1 April 2023 to present) is £66,000 – as advised by Lewisham Council.

Energy Performance Certificate (EPC)

An EPC can be provided to interested parties upon request.

Timing

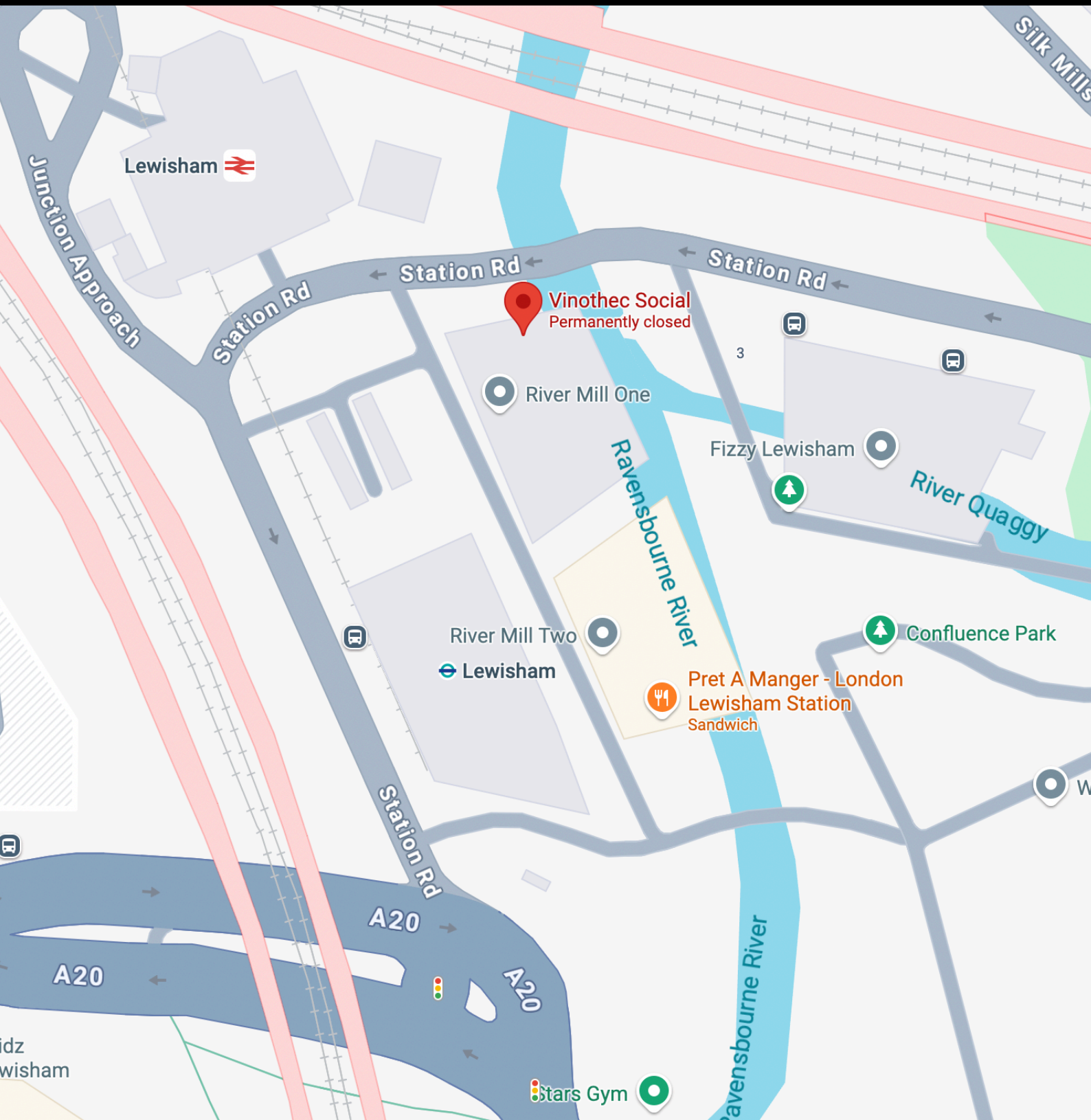
Available immediately subject to contract.

Legal Costs

Each party will bear their own legal costs associated with the transaction.



Arrange a Viewing



Strictly by appointment only, please contact:

Conrad Wilson
Shelley Sandzer
+44 7811 363 509
conrad@shelleysandzer.co.uk