



TO LET

254 Lee High Road

Lewisham

London

SE13 5PL

Retail Unit

Approx. 618 Sq Ft





Location

The premises are located on the Southern side of Lee High Road (A20) close to its junction with Lochaber Road.

This is a secondary retail location with a high volume of passing vehicular traffic and surrounded by a high density of residential premises.

Numerous bus routes serve the area.

Description

The premises form a small retail unit having been recently refurbished throughout to a good standard (including electric heaters, laminate wood floors and spotlights) with larger basement area, including new kitchen and W.C.

Rent

£12,500 per annum exclusive.

Terms

The property is available to be let on a new effective Full Repairing and Insuring lease, for a term to be agreed, contracted inside the security of tenure of the Landlord & Tenant Act 1954.

Property Use

The property is believed to have E class use. However, we would recommend interested parties to make their own enquiries with the local authority.

Business Rates

The property is entered in the 2023 rating list with a rateable value of £7,600. Interested parties should contact the local authority to confirm the rates payable.

VAT

VAT will not be applicable.

EPC

A new EPC has been commissioned.

Legal Costs

Each party to pay their own legal costs.

