



TO LET

6 Burnt Ash Road

Lee

London

SE12 8PZ

Approx. 325 Sq Ft





## Location

The premises are located almost at the busy junction of Burnt Ash Rd, Lee Road, Eltham Rd and Lee High Rd (A20) and as such, has a high volume of passing vehicular traffic throughout the day. The area is anchored by a Sainsbury's Supermarket and the Leegate Centre (opposite) is to be redeveloped, which will bring in additional investment and footfall to the area. Lee and Blackheath train stations are within a mile to the South and North respectively.

## Description

The premises, whilst currently having some portioned areas, will form an open retail unit, with Tea point and W.C facilities and has rear pedestrian access.

The shop itself benefits from suspended ceilings and electric roller shutters.

## Accommodation

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

Retail area	30.19 sq m	325 sq ft
Tea Point		
W.C		

## Business Rates

The property is currently on the 2023 rating list with a rateable value of £8,700. However, interested parties should make their own enquires of the local authority.

## Property Use

The property is believed to have E class use.

## Rent

£15,000 Per Annum Exclusive.

## Property Terms

The property is to be let on a new full repairing and insuring lease for a term to be agreed, contracted inside the provisions of the 1954 Landlord and Tenant Act.

### VAT

VAT will/will not be applicable.

### EPC

A new EPC has been commissioned.

### 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:

**Ben Lewis**

[b.lewis@hindwoods.co.uk](mailto:b.lewis@hindwoods.co.uk)

CG6257

