

CLASS E OPPORTUNITY WITHIN THE 'CHAPTER LEWISHAM' STUDENT ACCOMMODATION DEVELOPMENT

46 Thurston Road

Lewisham SE13 7SD



Savills London

33 Margaret
Street London
W1G 0JD

savills.co.uk



Location

The unit sits under the 'Chapter Lewisham' Student Accommodation on Thurston Road in Lewisham town centre. Lewisham Train Station is a 5 minute walk which provides access to London Bridge in only 10 minutes.

There is a dense population of students in the immediate area with the Chapter development providing 611 rooms. The surrounding area has undergone significant re-development with numerous residential schemes having completed with more to complete in the near future. This includes the Vita student development, home to 800 students. As well as Lewisham Gateway which will deliver 25,000 sq ft of commercial space including a cinema and 1,000 new homes

Nearby occupiers include, **Asda, Matalan, Sports Direct, Screwfix, The Gym Group, More Yoga, Twist Studios, Coban Barbers** and **Elyse Beauty**.

Accommodation

Ground Floor:	3,271 sq ft	303.88 sq m
Total:	3,271 sq ft	303.88 sq m



Viewing & further information

Strictly by prior arrangement only with:

Jessica Hill

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Cassie Johnson

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Rent

£80,000

Tenure

A new lease will be available for a term to be agreed subject to upwards only rent reviews direct from the landlord. The lease is to be outside of the provisions of the 1954 Landlord & Tenant Act Part (II).

Rates

Interested parties are advised to make enquiries with the Local Rating Authority to confirm their rateable value.

Use

The premises currently benefits from Class E use which includes various commercial uses including Retail, Restaurant, Office or Gym space without the need for change of use.

Legal Costs

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

EPC

A valid EPC for this property can be made available upon request.




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