



422 Lee High Road, London, SE12 8RW

Prominent low-cost shop and basement to let



020 8681 2000

info@hnfproperty.com

specialist advice on all property matters

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£13,000 Per Annum Exclusive – New Lease

LOCATION: - The property is situated fronting Lee High Road, close to its junction with Burnt Ash Road in a highly visible secondary position. Lee High Road links Lee Green with the centre of Lewisham and forms part of the A20 commuter route, ensuring the property benefits from vast quantities of passing vehicular traffic including bus routes. Nearby multiples include Bet Fred, Post Office and Sainsburys and the property is opposite a large BMW dealership. Short term parking bays are available nearby which encourages quick stop trade to the locality and the surrounding area is an extremely densely populated residential catchment.

DESCRIPTION: - The property comprises a ground floor shop with basement beneath forming part of a prominent, but secondary parade. The property has security shuttering on the frontage, high ceilings at ground floor level and an internal WC. The property has a varied history but was most recently used for retail purposes. The basement is relatively large but provides only basic storage and, although it benefits from power and light,

the height is somewhat restricted, and the basement is not fully dry.

ACCOMMODATION:

Gross frontage	4.9m
Internal width	4.06m
Shop depth	4.06m narrowing to 3.05m after 5.67m
Maximum Shop Depth	14.88m ²
Sales area	48.88m ² (525ft ²) approx.

Basement

Three areas totaling 56.16m² (605ft²) approx

Ground floor WC

USE/PLANNING: - We understand the property currently falls within Class E of the Town and Country Planning (Use Classes Order) and is considered suitable for a wide variety of uses such as retail, office or medical and quasi medical. Interested parties should make their own enquiries of the Local Planning Authority prior to offer.

TENURE: - The property is to be offered by way of a new lease, the length of which is to be negotiated

RENT/PRICE: - An initial rent of £13,000 per annum exclusive is sought.

BUSINESS RATES: - The property has a rateable value of £8,100. Interested parties should contact the local authority to confirm the rates PAYABLE. www.tax.service.gov.uk/business-rates-find/search

EPC RATING: - The property has a current EPC rating of 58 within Band C.

VAT: - We are advised by the landlord that the property is not elected to VAT and therefore VAT will not be chargeable upon rents.

VIEWINGS: - Viewings by prior arrangement – please telephone 0208 681 2000.

020 8769 0161

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8th August 2022



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