

LEWISHAM

295-297 HIGH STREET

SE13 6NL

LINAYS

COMMERCIAL

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**TO LET – PROMINENT RETAIL PREMISES WITH REAR WAREHOUSE
APPROX. 4099 SQ FT (380.81 SQ M) – COULD BE LET AS A LARGER SITE**

Location

The premises occupy a prominent position within High Street Lewisham (A21), close to its junction with Ladywell Road and less than 500 yards from Lewisham Hospital.

Lewisham Town Centre benefits from a wide range of national and local retailers, restaurants and leisure facilities, including Primark, TK Maxx, JD Sports and McDonalds.

Ladywell Train Station is within close proximity and the A21 provides direct access to the major district centre of Bromley (and beyond to the M25 at J4) to the south, and Lewisham to the north.



Description

The subject premises comprise a ground floor retail unit with rear detached warehouse and such would suit a range of uses within class "E".

The property was formerly let to HSS Hire, along with the adjacent unit on co-terminus leases.

The adjacent premises, which could form part of a co-terminus letting of the entire site, are believed to form a ground floor retail shop with ancillary storage and rear parking.

Accommodation

(with approximate dimensions and gross internal floor areas)

Internal Area:	710 sq ft	(65.96 sq m)
Covered Service Area:	558 sq ft	(51.84 sq m)
Rear Yard:	1,295 sq ft	(120.31 sq m)
Rear Warehouse	1,536 sq ft	(142.69 sq m)
Total Area Approx.	4,099 sq ft	(380.81 sq m)

Terms

The premises are available to let on the basis of a new full repairing and insuring lease for a term of years to be agreed at a commencing rent of **£30,000 (Thirty Thousand Pounds)** per annum exclusive. Rents are to be payable quarterly in advance.

The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order of fit for the purpose. Prospective Purchasers/Lessees are advised to obtain verification from their Solicitor or Surveyor. References to the tenure of this property are based on information supplied by our Clients. The Agent has not had sight of the Title Documents and prospective Purchasers/Lessees are advised to obtain verification from their Solicitor. These Particulars do not form, nor form any part of, an offer or contract. Neither Linays Commercial nor any of their employees has any authority to make or give further representations or warranties to the property

Ref: TA/5173

Rating Assessment

We understand from the Valuation Office Agency (VOA) website that the rates payable on the premises are **TBA** (2020/21 assessment).

Interested parties are **strongly** advised to check the actual rates liability with the local authority directly.

Legal Costs

Each party to pay their own.

VAT

We have been advised by our clients that VAT will **NOT** be payable upon the rental or sale price under current legislation.

CEPC

Energy performance certificate (EPC)

295-297 LEWISHAM HIGH STREET
HITHER GREEN
LONDON
SE13 6NL

Energy rating
D

Valid until 22 March 2031

Certificate number
2130-3127-5090-9304-8295

Property type
A1/A2 Retail and Financial/Professional services

Viewings

Available by prior appointment via Linays Commercial Limited.



Contact:
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commercialproperty@linays.co.uk

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