

# LEWISHAM

20-22 BROCKLEY CROSS

SE4 2AA

# LINAYS

COMMERCIAL

26A STATION SQUARE  
PETTS WOOD, ORPINGTON,  
KENT. BR5 1NA  
Fax: 01689 831416

**01689 875 511**

**TO LET – GROUND FLOOR RETAIL / CLASS E PREMISES**

## Location

Brockley is a popular suburb within the London Borough of Lewisham located approx. 5 miles south-east of Charing Cross. The subject property is situated on Brockley Cross (B218) at the junction with Endwell Road forming part of a small parade of retail shops south of the Railway bridge with a pedestrian and zig zag crossing markings in front of the application site. This part of Brockley Cross is a continuation of Brockley Road and is heavily trafficked at most times of day.



## Description

The property comprises a mid-terrace single storey building set beneath a flat roof with access via the pavement edge. Internally, the property is arranged to provide sales/office area and WC.

The subject property is previously traded under a retail use but is considered suitable for a wide range of occupiers/businesses.

## Accommodation


(with approximate dimensions and net internal floor areas)

Net Internal Area:      253sq.ft      23.5sq.m  
WC

## Terms

The premises are available to let on the basis of a new effectively full repairing and insuring lease for a term of years to be agreed at a commencing rent of **£12,000 (Twelve Thousand Pounds) per annum exclusive.**

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

Rating Assessment	Commercial Energy Performance Certificate
<p>We understand from the Valuation Office Agency (VOA) website that the rates payable on the premises are £3,393.20 (2023/24 assessment).</p> <p>Interested parties are <b>strongly</b> advised to check the actual rates liability with the local authority directly.</p> <p>100% Small Business Rates relief may be available under the small business rate relief Government incentive and interested parties should contact the London Borough of Lewisham Business Rates Department for confirmation.</p>	<div data-bbox="695 317 1490 678" style="border: 1px solid black; padding: 10px;"> <div style="display: flex; justify-content: space-between;"> <div style="width: 70%;"> <p>20-22 Brockley Cross LONDON SE4 2AA</p> </div> <div style="width: 25%; border: 1px solid black; padding: 5px; text-align: center;"> <p>Energy rating</p> <p style="font-size: 2em; font-weight: bold;">D</p> </div> </div> <div style="display: flex; justify-content: space-around; margin-top: 10px;"> <div style="text-align: center;"> <p>Valid until <b>7 October 2033</b></p> </div> <div style="text-align: center;"> <p>Certificate number <b>2170-3220-2070-1395-4201</b></p> </div> </div> </div>
Legal Costs	Viewings
<p>Each party to bear their own legal and professional fees incurred in respect of this transaction.</p>	<p>Available by prior appointment via Sole Agents:</p>
VAT	<div data-bbox="930 1083 1297 1341" style="text-align: center;">  <p>26A STATION SQUARE PETTS WOOD, ORPINGTON, KENT. BR5 1NA Fax: 01689 831416</p> <p style="font-size: 1.2em; font-weight: bold; background-color: black; color: white; padding: 5px; display: inline-block;">01689 875 511</p> </div>
<p>We have been advised by our clients that the property <b>is not</b> elected for VAT.</p>	