

LEWISHAM

326 LEE HIGH ROAD

SE13 5PJ

LINAYS

COMMERCIAL

26A STATION SQUARE
PETTS WOOD, ORPINGTON,
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TO LET - LOCK-UP SHOP UNIT WITH BASEMENT - PROMINENT POSITION

Location

Situated within an established parade with the benefit of a prominent frontage onto Lee High Road (A20). Various bus services pass the property and both Lee & Lewisham Stations are approx. 1 mile distant. The property is a short distance from the Lewisham Medical Centre and BP filling station with Marks & Spencer Simply Food convenience store.

Description

The property comprises a mid-terrace ground floor lock-up shop unit with ancillary basement storage space.

The unit has the benefit of a cloakroom/WC and small kitchenette. There is an electrically operated security shutter fitted (all untested)

The unit would appear to be suitable for a wide range of uses within Class E of the Town & Country Planning Acts.



Accommodation

(with approximate dimensions and floor areas)

Ground Floor

Sales Area approx: 325 sq ft (30.19 sq m)

Basement

Storage area, small kitchenette and cloakroom/WC
350 sq ft (32.51 sq m)

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: AGT/5867

Terms

The premises are to be let upon a new full repairing and insuring lease at terms to be agreed at an initial rental of £15,000 (Fifteen Thousand Pounds) per annum exclusive. Rents to be payable quarterly in advance.

Our clients will require a rental deposit of at least £4,000 (Four Thousand Pounds) to be held throughout the lease.

Commercial Energy Performance Certificate

TBA

Rating Assessment

We understand from the Valuation Office Agency (VOA) website that the Ratable Value is £10,250 (estimated £3,915.50 payable for 2026/27).

The amount payable **may** be subject to up to 100% Business Rates Relief. Interested parties are strongly advised to check the actual rates liability with the Local Authority directly.

VAT & Legal Costs

We are advised by our clients that VAT will not be payable upon the rental agreed under current legislation.

Each party to be responsible for the payment of their own legal and professional fees.

Internal Photo



Viewing

Available via Linays Commercial Limited.

Contact:

Adrian Tutchings

Tel: 07793 748347

Email: commercialproperty@linays.co.uk

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