

DEPTFORD SE8 4NS

120-122 HIGH STREET

FORMER BAR/RESTAURANT FOR SALE/MAY LET

LOCATION

The premises occupy a prime trading location in Deptford High Street almost directly opposite the train station entrance. Multiple occupiers adjacent and nearby include **Sainsbury's**, **Iceland**, and **Costa Coffee** amongst many well-established independent occupiers.

An extract from the street plan is attached, upon which the property has been highlighted.

ACCOMMODATION

Arranged on ground floor, first and second floors only and comprising the following approximate dimensions and floor areas:

Gross Frontage	29' 6"	9.0m
Internal Width	27' 3"	8.3 m
Shop Depth	79' 4"	24.2 m
Built Depth	121' 0"	36.9m
Ground Floor Area	2,610 sq ft	242.5 sq m
First Floor Area	487 sq ft	45 sq m
Second Floor Area	365 sq ft	33 sq m
Rear yard/garden		

TERMS

The freehold is offered for sale with full vacant possession upon completion. Offers in excess of **£750,000** are sought for the freehold interest. Alternatively our client may be willing to let the property at a rent of **£65,000 per annum exclusive**. Further details upon request.

VAT

The property has been elected for VAT purposes.

EPC

The property has an Energy Efficiency rating of C-59. A copy of the certificate is available upon request.



RATES

We have been advised that the property has been assessed for rating purposes as follows:

Rateable Value (2026)	£42,000
Small Business RHL Multiplier	38.2p
Rates Payable (2026/27)	£16,044

Interested parties should make their own enquiries to verify this information.

AML

Anti-money laundering legislation requires us to verify the identity of all/any proposed purchasers and/or tenants once a sale or letting has been agreed. We will confirm what information is required to satisfy this legislation once Heads of Terms have been agreed.

VIEWING

For further information or arrangements to inspect, please contact the sole agent:

Tim Hance

020 7908 7031

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SUBJECT TO CONTRACT

