

165-169 LEWISHAM WAY, NEW CROSS, LONDON SE14 6QP



TO LET APPROX. 1,300 SQ FT

Location

The property is prominently located on the northern side of Lewisham Way (A20) within a local parade of independent retailers.

New Cross Station (0.5 miles) and St John's Station (0.4 miles) are located within a short distance and provide regular services to Central London and the South East. Numerous buses also serve the locality.

The unit enjoys high visibility, a good flow of passing traffic and on street parking for customers.

Description

The property comprises a ground floor retail unit based entirely over ground floor level. Internally the unit is arranged as an open plan sales area, with partitioned staff room and WC to the rear.

The premises benefits from a large return frontage, good natural light, air conditioning, suspended ceiling, double glazing, separate employee and customer WC facilities and internal electric shutter.

Accommodation

We have measured the premises in accordance with The Royal Institution of Chartered Surveyors Code of Measuring Practice and calculate the Net Internal Area as follows:

Total Area: 120.77 sq. m (1,300 sq. ft.)

Terms

The premises are available on a new full repairing and insuring lease for a term to be agreed.

Planning

The premises benefits from A1, A2, A3 and B1 Use. However, the incoming tenant must make their own enquiries of the planning authority to ensure that the proposed use is permissible prior to entering into any form of contract.

Rent

£30,000 per annum exclusive

Legal Costs

Each party will pay their own legal fees.

VAT

Please note that VAT is not chargeable on this property.

EPC

An EPC has been commissioned for this property

Rates

The premises has been entered into the 2017 rating list with a rateable value of £18,500. A Government scheme for retailers may give a discount up to one third of the rates bill for properties with a rateable value of less than £51,000 in each of the years 2019-20 and 2020-21. Please see the link to check for eligibility: [Business Rates Link](#)

Viewing

Strictly by prior arrangement with sole agents Hindwoods.

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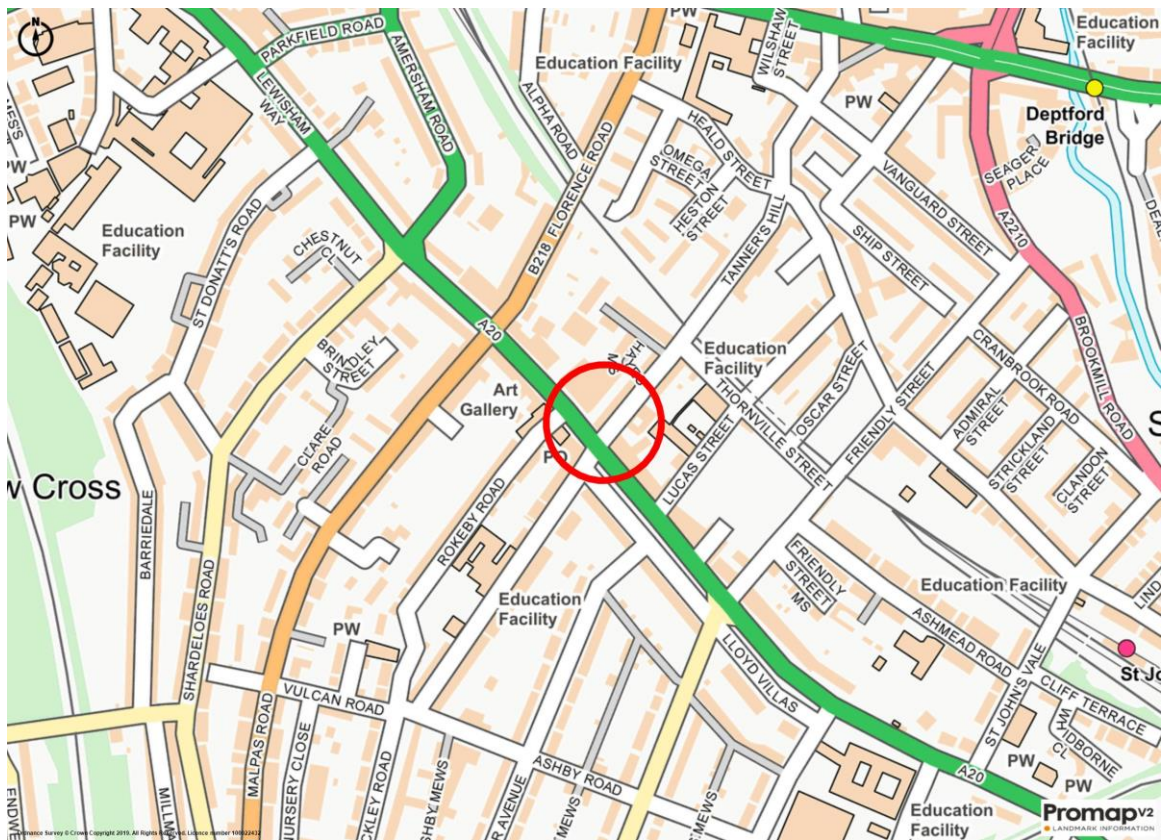
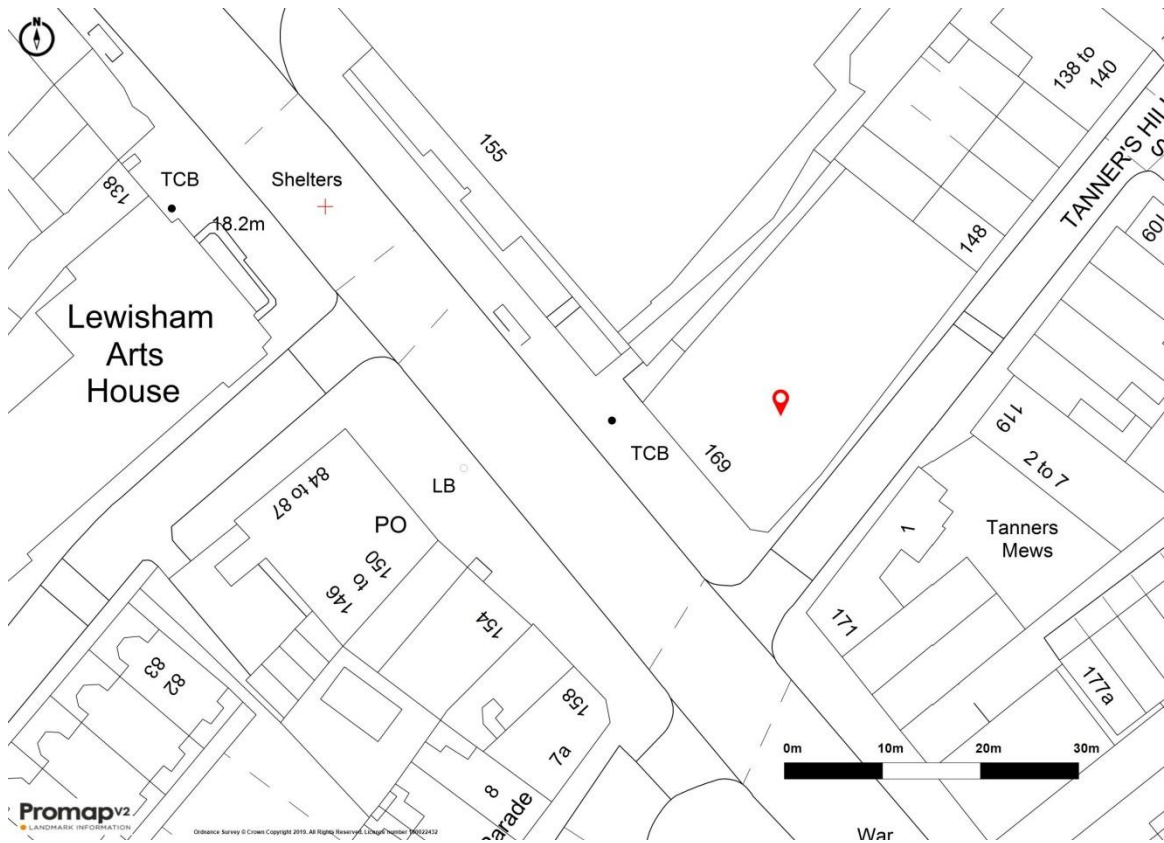
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Also at:

Croydon
East Dulwich



RICS



"You should be aware that the Code for Leasing Business Premises strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations or through website www.leasebusinesspremisses.co.uk".

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