



- Measures c. 1,400 square feet
- Commercial Unit to Let in New Cross
- 2-minute walk to New Cross Railway Station
- No Restaurant/Takeaway users
- Private rear access
- Guide Rent: £23,000 per annum (£16/sqft)

Description

A commercial unit available to let in New Cross. The property located to the rear of New Cross Road, which is accessed via a slip road on Pagnell Street. The accommodation is separated into three different sections - lending itself to a wide range of different occupants. The space is relatively newly built and is in very good condition with the previous tenant fitting out the property to a high standard. With double glazed frontage, an electric roller shutter, emergency lighting, a kitchenette and w/c.

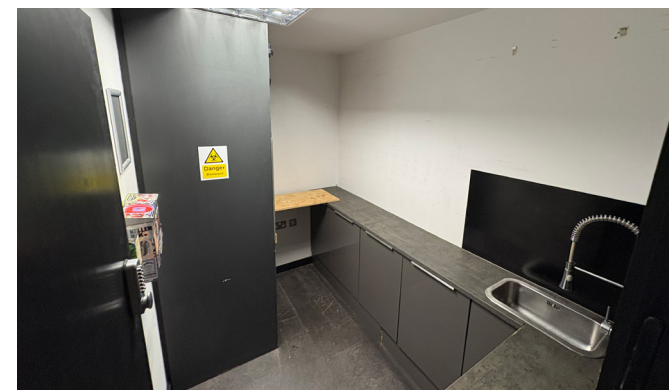
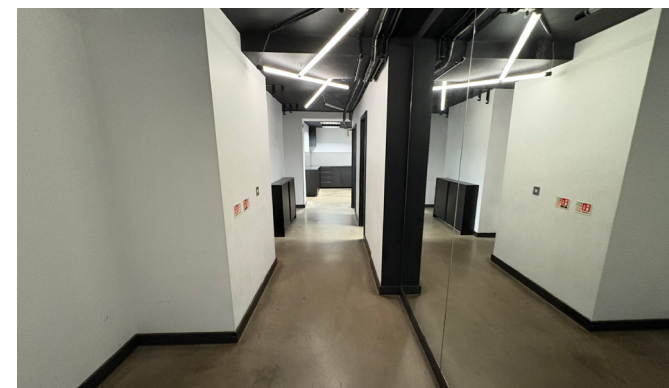
Location

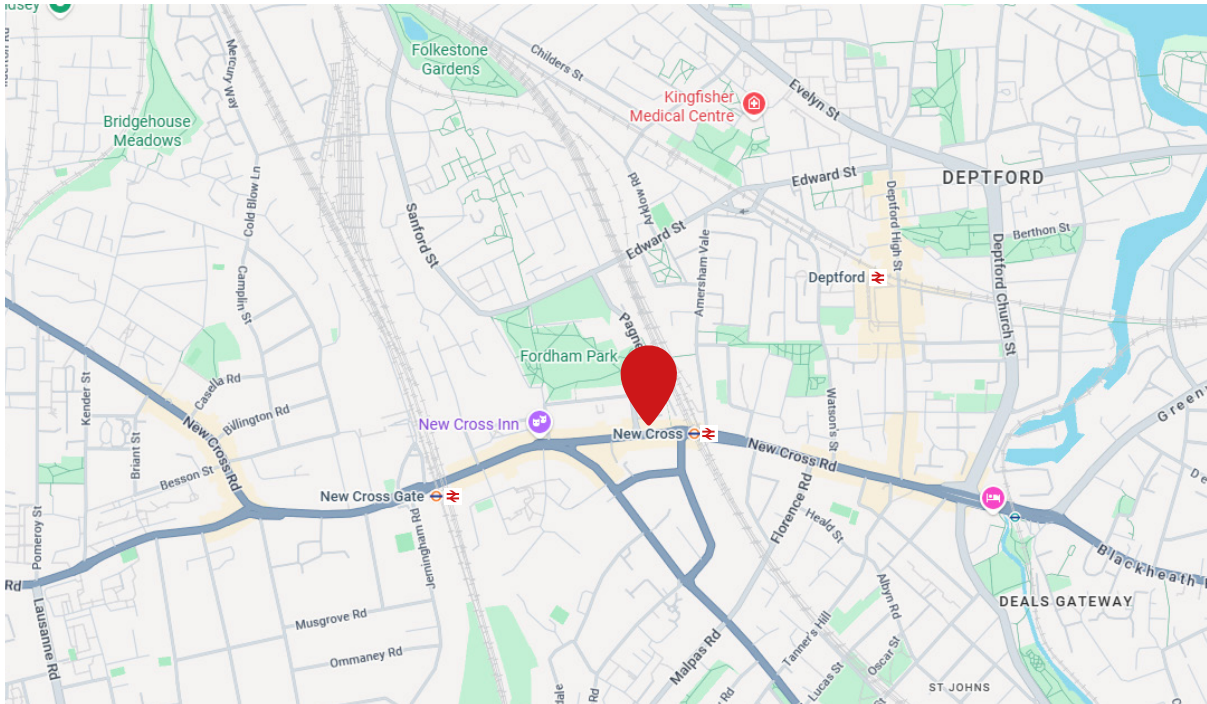
The property is located on New Cross Road (A2) which is one of the busiest roads in South London. New Cross is well-located, with Deptford to the North, Lewisham to the East, Brockley to the South and Peckham to the West.

Situated 0.1 miles (2 min walk) from New Cross Train Station, and 0.4 miles (8 min walk) from New Cross Gate Train Station, the property benefits from extremely high levels of both footfall and passing vehicular traffic, making it an ideal retail location.

Rear Unit, 389 New Cross Road, New Cross, London SE14 6LA

Sui Generis Unit Available to Let in New Cross!





Further Information

Terms	Guiding at £23,000 per annum for the benefit of a new Fully Repairing and Insuring (FRI) lease further terms to be agreed.
VAT	VAT is not applicable.
Use Class	Currently the property sits within the Sui Generis planning class however the landlord is open to offers subject to change of use.
EPC	The property sits within band 'C'. A copy of the EPC is available upon request.
Viewings	All viewings are strictly by prior appointment with Acorn Commercial, Investment & Development.

Contact



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