



- Measures c. 1,400 square feet in total
- Sui generis planning class (Potential change of use STTP)
- 2-minute walk to New Cross Railway Station
- No Restaurant/Takeaway users
- Private rear access
- Guide Rent: £25,000 per annum

### Description

A Sui Generis 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 Sui Generis 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.

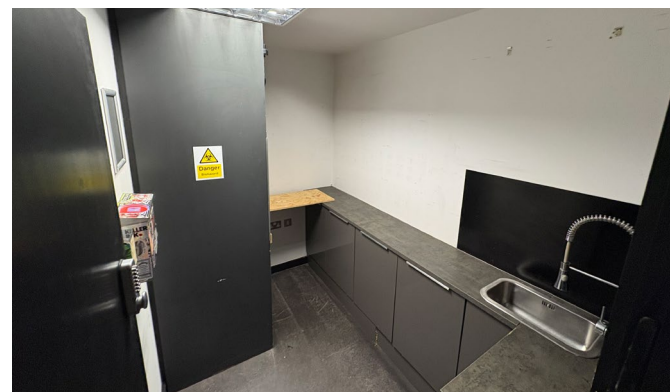
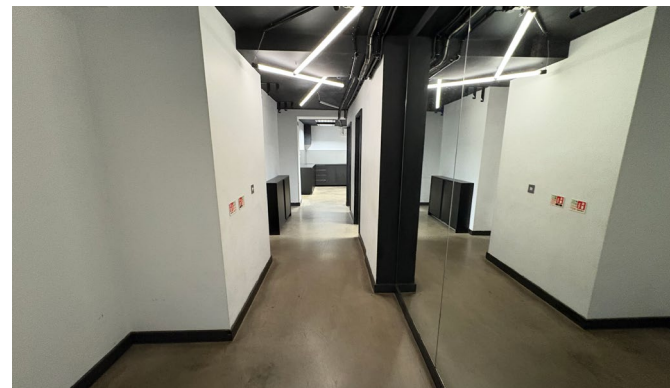
### Location

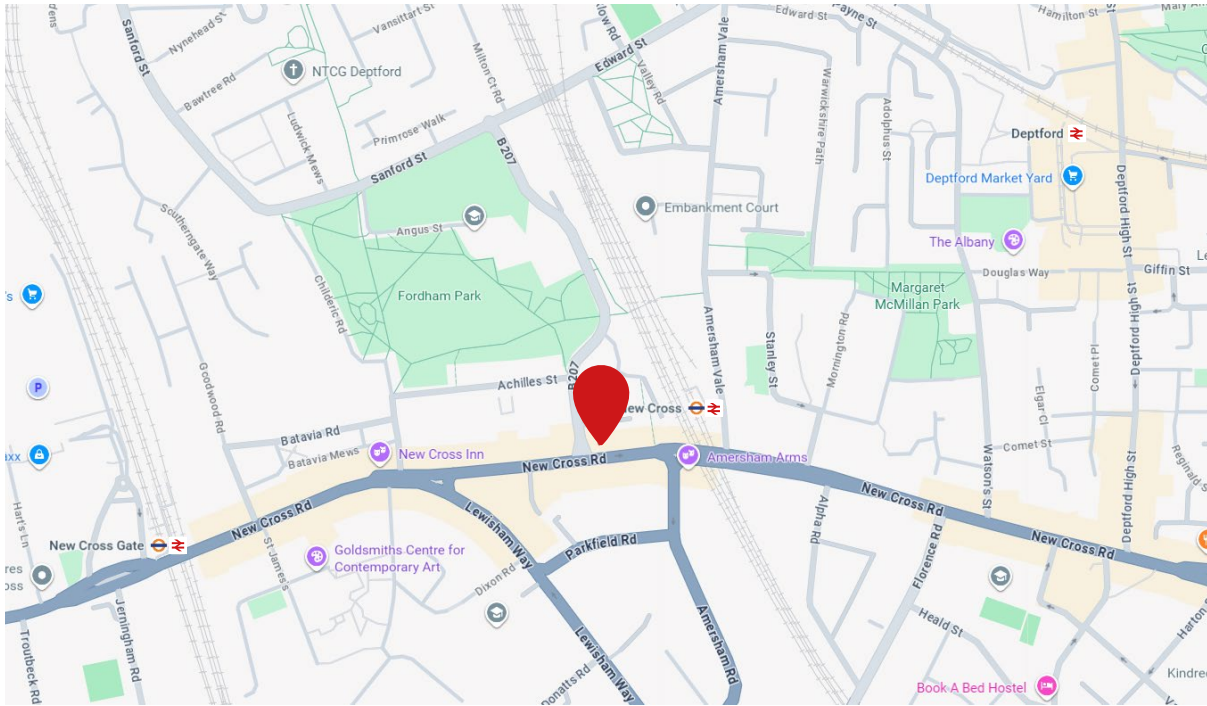
The property is located on New Cross Road (A2) which is one of the busiest roads in South London. New Cross is well-located, with Deptford to the North, Lewisham to the East, Brockley to the South and Peckham to the West.

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.

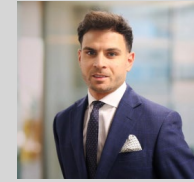
**Rear Unit, 389 New Cross Road, New Cross, London SE14 6LA**

Sui Generis Units Available to Let in New Cross!





## Contact



### Brendan Kennedy

020 8315 5454

commercial@acorngroup.co.uk



### Frankie Roffo

020 8315 5454

commercial@acorngroup.co.uk



Are you registered to receive our latest opportunities? Scan to register!

## Further Information

<b>Terms</b>	Guiding at £25,000 per annum for the benefit of a new Fully Repairing and Insuring (FRI) lease further terms to be agreed.
<b>VAT</b>	VAT is not applicable on the sale price.
<b>Use Class</b>	Currently the property sits within the Sui Generis planning class however the landlord is open to offers subject to change of use.
<b>EPC</b>	The property sits within band 'C'. A copy of the EPC is available upon request.
<b>Viewings</b>	All viewings are strictly by prior appointment with Acorn Commercial, Investment & Development.

This brochure and its content is copyright of Acorn Limited. All rights reserved. Any redistribution or reproduction of part or all of the contents in any form is prohibited. You may not, except with our express written permission, distribute or commercially exploit the content, nor may you transmit it or store it in any form. Acorn as our vendor's agents have endeavoured to check the accuracy of these sales particulars, but however can offer no guarantee, we therefore must advise that any prospective purchaser employ their own experts to verify the statements contained herein. All measurements are approximate and should not be relied upon. No equipment, utilities, circuits or fittings have been tested.