

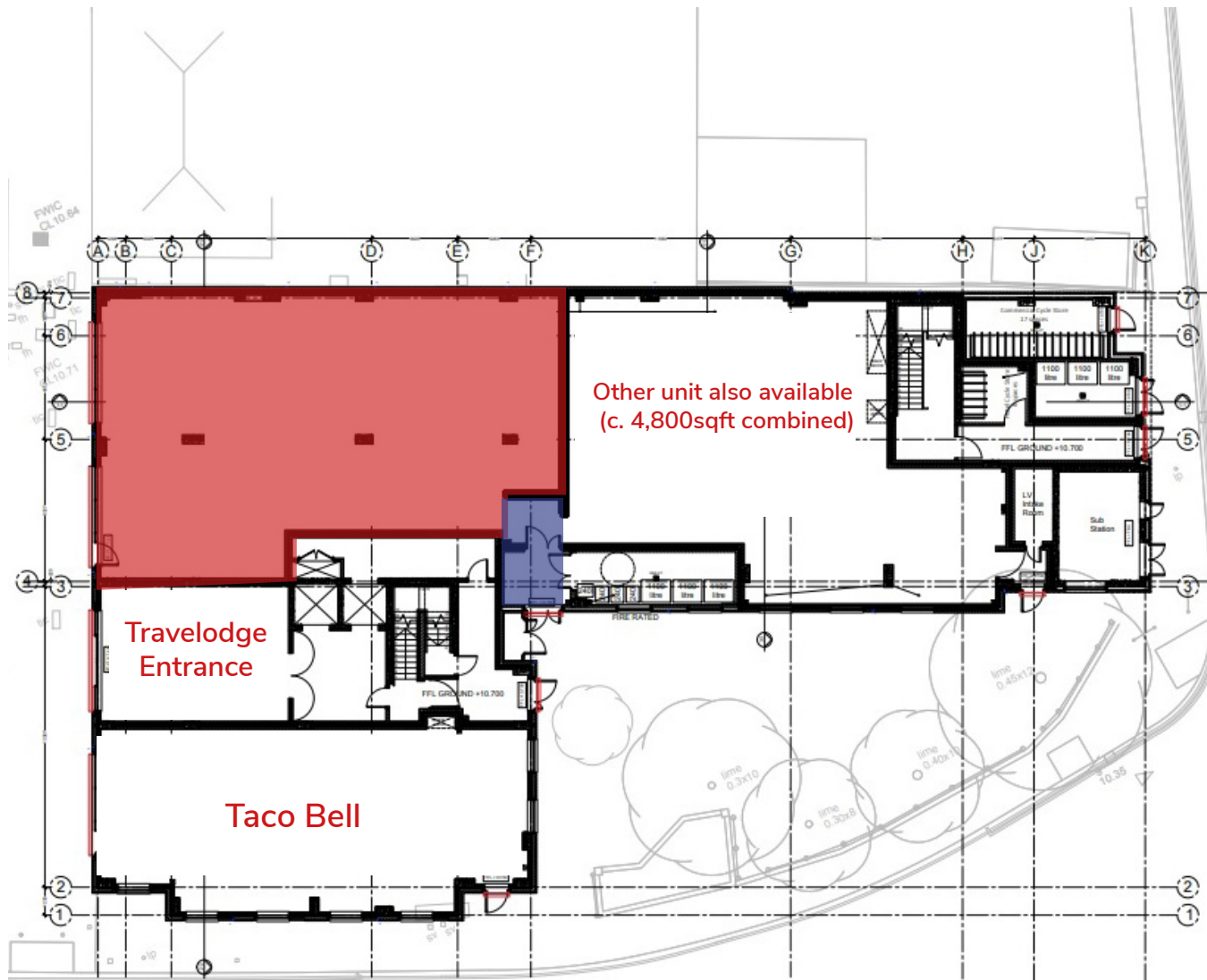
SMALLER UNIT
NOW AVAILABLE



223-225 High Street, Lewisham, London SE13 6LY

Prominent flexible commercial unit to let





- Brand new commercial unit to let.
- Suitable for almost all commercial uses (currently 'E' use).
- Prominent double-frontage onto Lewisham's High Street.
- Measures circa 2,500 sqft over ground floor.
- Guide Rent: £45,000 per annum.

Description

A brand newly-built commercial unit available to let, with a prominent double-frontage onto Lewisham's High Street.

The unit currently benefits from the flexible 'E' use class, which means it could be operated for a variety of different purposes. Furthermore the Landlord would consider a change of use to almost any other use which is not covered under 'E'.

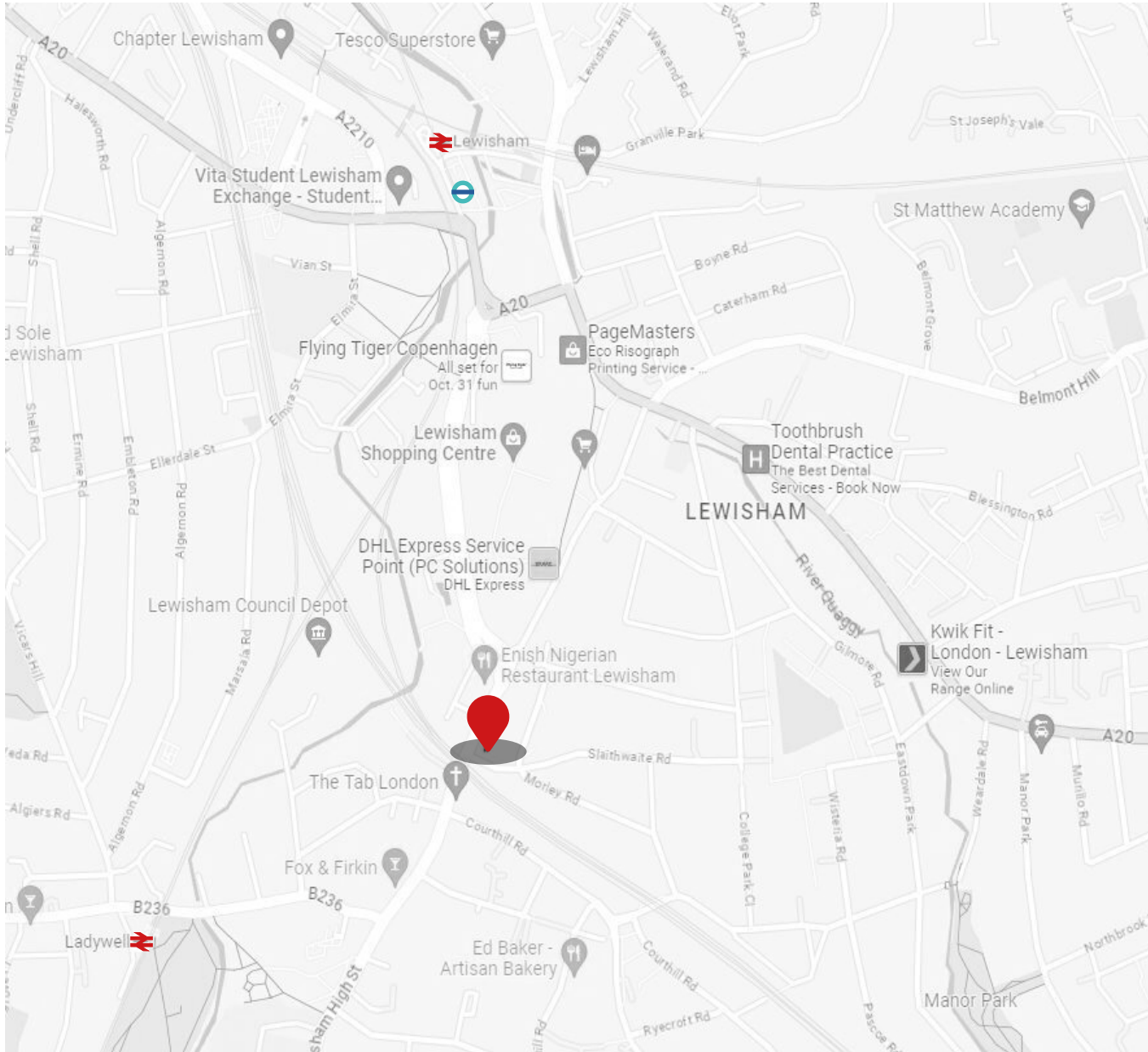
The unit is arranged entirely over ground floor and measures c. 2,500 sqft in total. The double-frontage is highly prominent at approx. 12.5m wide, and there is also a rear access point for loading/staff/escape purposes. (Please note there is another unit to the rear which could be combined with this unit. Together they would measure c. 4,800 sqft).

The fit-out is currently 'shell and core' with incoming capped-off services. The Landlord would consider fitting some/all of the unit, subject to pre-agreeing the specification. Alternatively the Landlord could contribute to the ultimate tenant's fit-out. The fact the unit is in shell and core gives the incoming occupier the opportunity to customise the property in accordance with their chosen style, branding and needs.

There is a large car park directly to the rear, which is available to all members of the public. There is also a loading bay only a few yards away.

The unit sits within a new development comprising a 127 bedroom Travelodge hotel (above) and a Taco Bell restaurant (next door).

- - Available unit
- - Rear Access



Location

The property is located on Lewisham High Street (A21) at the junction with Morley Road. Lewisham High Street benefits from extremely high levels of passing pedestrian and vehicular traffic. As a result, practically every national high street business trades from this location.

Terms

Guiding £45,000 per annum for a new lease direct with the landlord, on further terms to be agreed.

VAT

We understand that VAT is applicable on the rent at the prevailing rate.

Business Rates

The property is newly-built and therefore has yet to be assessed. According to neighbouring properties however, we estimate the rateable value for the c. 2,500 sqft unit to be approx. £40,000 per annum. Therefore, rates payable are likely to be approx. £20,000 per annum.

Viewings

All internal viewings are strictly by prior appointment with Acorn's Commercial & Development Division.

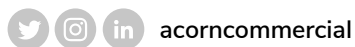


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