

# KIKI & MIUMIU

## MARKET



**PRIME LONG LEASEHOLD  
RETAIL SUPERMARKET  
INVESTMENT OPPORTUNITY**

**KIKI & MIUMIU LTD,  
Units 1 & 2, Brick Kiln One,  
Station Road, Lewisham, SE13 5FP**

 **ATLAS**  
REAL ESTATE



## Investment Summary

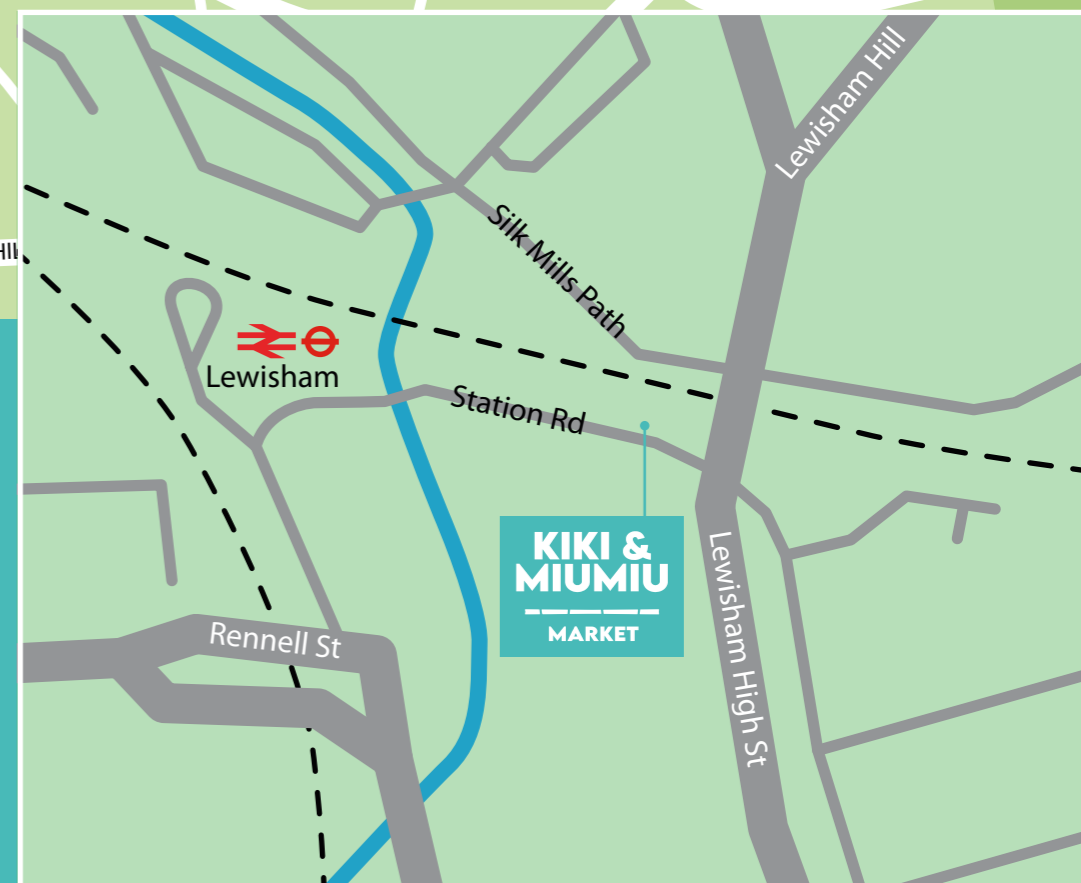
- New supermarket investment opportunity in prominent position close to Lewisham Railway and DLR stations
- 5,633 sq.ft ground floor retail unit
- Let to KIKI & MIUMIU LTD on an FRI lease (outside the Act) for a term of 15 years with effect from 3rd January 2025. Rent reviews are 5 yearly on the basis of RPI subject to a collar of 2% and cap of 4%
- The initial contracted rent is £125,000 per annum
- Offers are sought in excess of **£1,520,000**
- Net initial yield **7.75%**, assuming costs of purchase of 6.13%



## Location

Lewisham is one of 35 major centres in Greater London and was voted the Mayor's London Borough of Culture 2022. The town benefits from excellent connectivity with Central London and is a strategic growth location. Plans to extend the Bakerloo Line south-east from Elephant & Castle could further enhance the location, improving the interchange station at Lewisham linking National Rail, DLR and buses.

The flagship development project of Lewisham Gateway, has delivered in excess of 1000 new homes, new shops and restaurants, a public park, and major infrastructure improvements, including 25,000 sq ft of retail space, 15,000 sq ft of F&B space, a gym, 10,000 sq ft of offices and Lewisham's first major multiplex cinema.



**KIKI & MIUMIU**  
MARKET



## Situation

The property forms part of the major regeneration project of Lewisham Gateway and sits within one minute walk of Lewisham Station. The station offers links to both London Bridge (approx. 9 minutes) by rail and Canary Wharf (approx. 15 minutes) by DLR.

## Description

The property comprises 2 large combined ground floor retail units in close proximity to Lewisham mainline and DLR stations.

The supermarket lies at the junction of Lewisham High Street and Station Road. There is a further access onto the newly developed Confluence Park, a major pedestrian link between Lewisham High Street and Lewisham mainline and DLR stations.

## Accommodation

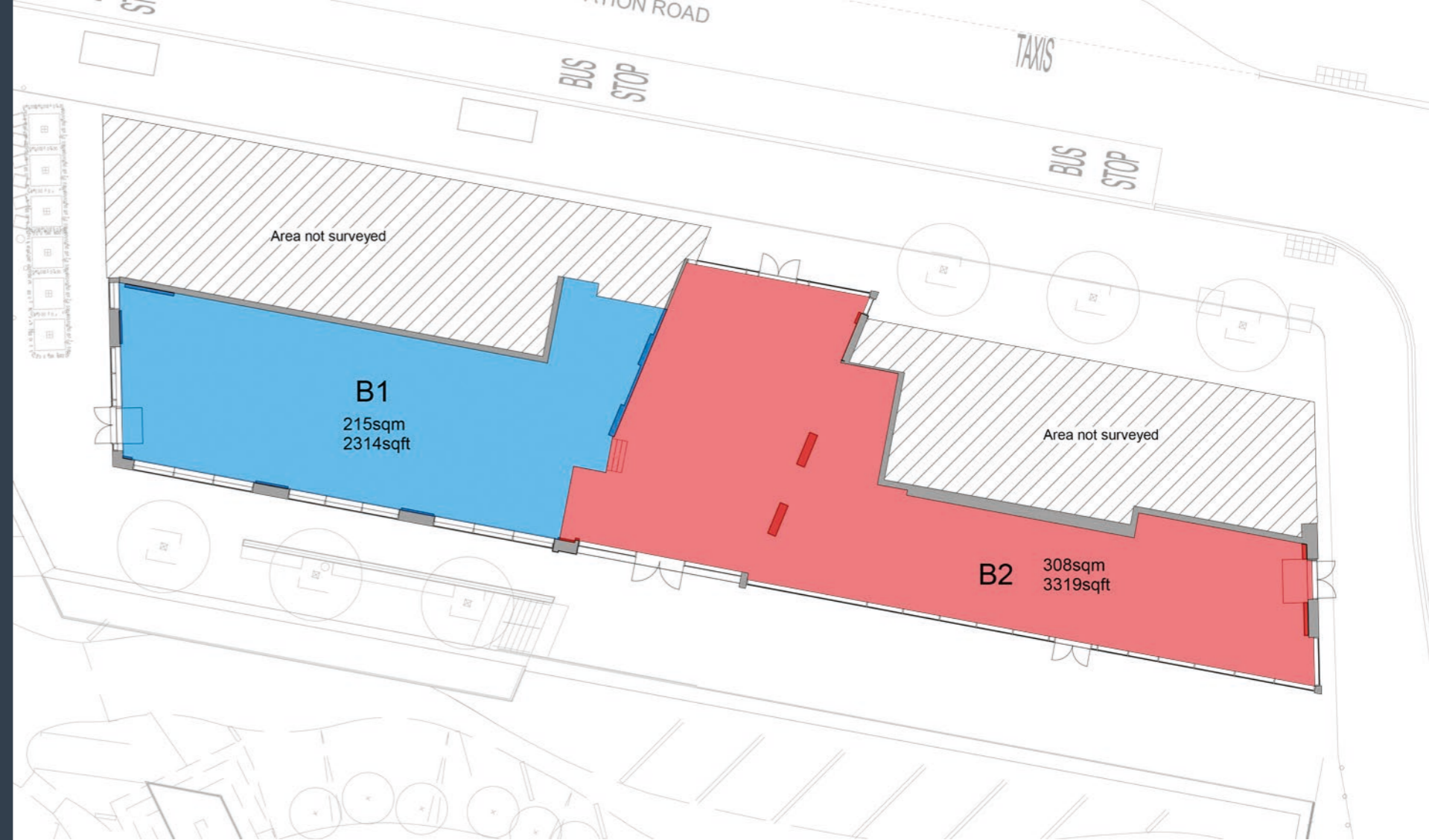
The property was measured jointly by Landlord and Tenant in accordance with the RICS Code of Measuring Practice and totals 5,633 sq.ft (523.32 sq.m).

## Use

Class E.

## Tenure

Long leasehold. The property is held on a long lease at a peppercorn rent for a term expiring 2nd May 2264 (238 years unexpired).



## Tenancy

The property is let to KIKI & MIUMIU LTD on a full repairing and insuring basis (outside the act) for a term of 15 years with effect from 3rd January 2025. Rent reviews are 5 yearly on the basis of RPI subject to a collar of 2% and cap of 4%.

The initial contracted rent is £125,000 per annum. The units were let on a shell and core basis.

## Covenant

KIKI & MIUMIU LTD is an independent family owned food market specialising in pan-Asian produce. They currently operate from 3 south London locations, at Elephant and Castle, Greenwich Peninsula and Lewisham.

For the year ended 28th February 2025, they reported total net assets of £1,163,000.

## VAT

The property is elected for VAT. It is anticipated the sale will be dealt with by way of a TOGC.

## EPC

The unit has an EPC rating of C 59.

## Dataroom

A dataroom has been prepared, please contact for access.



## Proposal

We are instructed to seek offers in excess of **£1,520,000 (One Million Five Hundred and Twenty Thousand Pounds)** subject to contract and exclusive of VAT.

A purchase at this level would reflect a net initial yield of **7.75%**, assuming costs of purchase on the site of 6.13%.

## CONTACT

For further information or if you wish to arrange a viewing please do not hesitate to contact:



6 The Old Post Office, Old Market Square,  
Warwick, CV34 4RA

**ANDREW FRANCK-STEIER**

M: 07798 647 640  
[afs@atlasre.co.uk](mailto:afs@atlasre.co.uk)

**BEN BLACKWALL**

M: 07798 647 836  
[bb@atlasre.co.uk](mailto:bb@atlasre.co.uk)

Misrepresentation Clause: The accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein are not guaranteed and are for general guidance only and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves of their accuracy. Neither Atlas Real Estate Ltd, nor any of their employees or representatives has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the property. Prices and rents quoted in these particulars may be subject to VAT in addition. The reference to any mechanical or electrical equipment or other facilities at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function. Prospective tenants/purchasers should satisfy themselves as to the condition of such equipment for their requirements.