

CLASS E OPPORTUNITY

LEWISHAM

212 HIGH STREET

**UNIT CAN BE COMBINED WITH ADJACENT UNIT TO
CREATE 6,250 SQ FT.**



Description

The property is situated at the south end of Lewisham High benefiting from excellent visibility to the A21. Other occupiers in the immediate vicinity include **Specsavers, McDonalds, Iceland, Coral and Wetherspoons.**

Please refer to the attached copy of the street traders plan for further details.

Accommodation

The premises are arranged over ground floor only and comprise the following approximate dimensions and net internal area:-

Initial Internal Width	34 ft 03 ins	(10.44 m)
Shop Depth	91 ft 11 ins	(28.02 m)
Ground Floor Area	3,198 sq. ft.	(291.10 sq. m)

The unit can be combined with the adjacent unit. Further information available upon request.

Lease

New effectively full repairing and insuring lease to be contracted outside the security of tenure provisions of the Landlord & Tenant Act 1954.

Rent

Upon Application

Business Rates

We have been informed by the Valuation Office Agency of the following rating information:

Rateable Value	£57,500
UBR (20/21)	0.512p

All parties are to be advised to make their own enquiries to the relevant authority.

EPC

The property has an EPC rating of C 60. A full report is available upon request.

Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

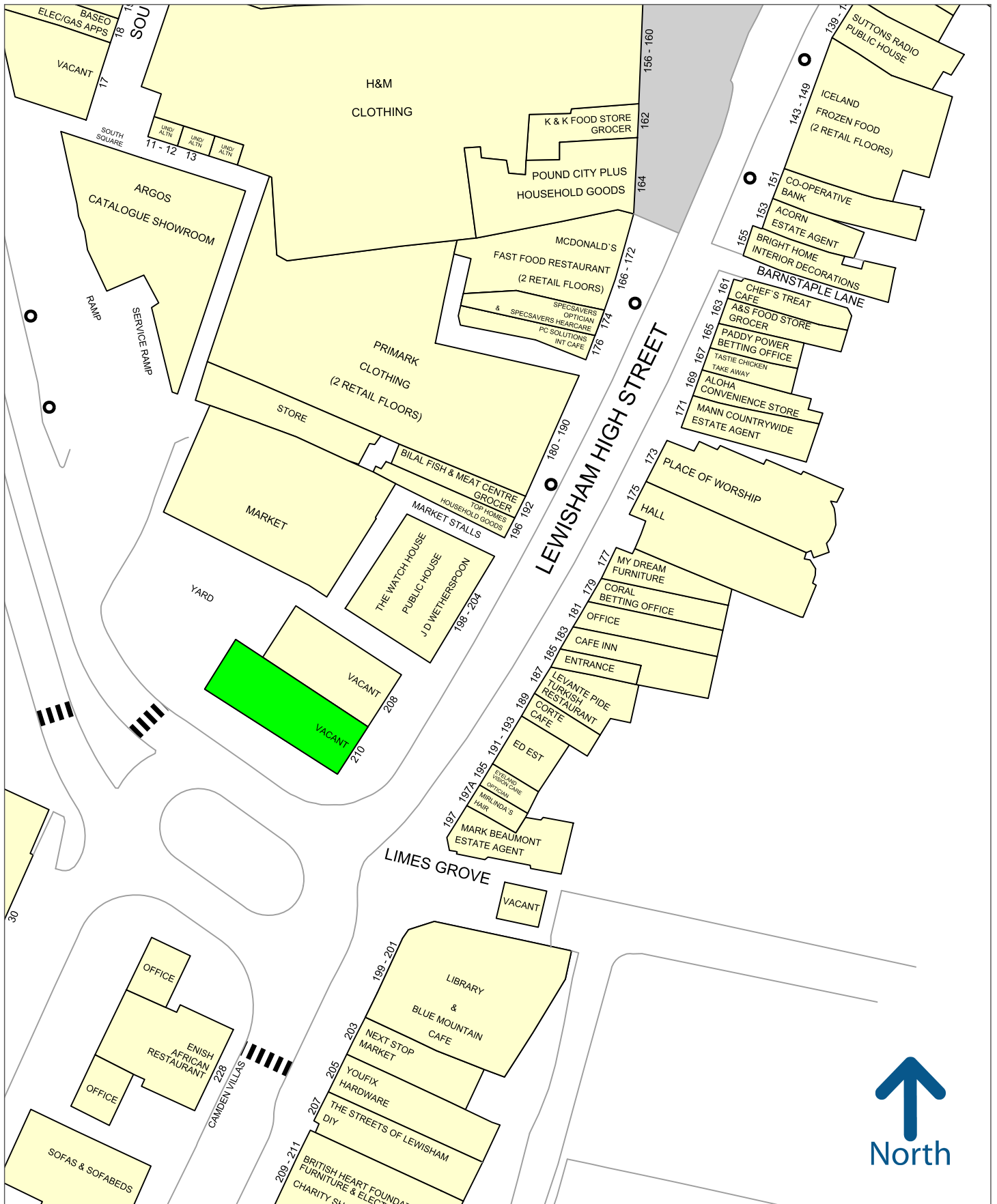
Viewing

Strictly by appointment through sole agents, **Green & Partners**, contacting:

Matt Beardall 020 7659 4836
matt.beardall@greenpartners.co.uk

Harry Silcock 020 7659 4839
harry.silcock@greenpartners.co.uk

Subject to Contract



50 metres

Experian Goad Plan Created: 08/07/2021
Created By: Green and Partners

