

JOHN PAYNE COMMERCIAL

SALES | LETTINGS | LAND | INVESTMENTS

TO LET ON A NEW LEASE
RETAIL UNIT WITH BASEMENT
RETAIL AREA 359 SQ FT
BASEMENT 360 SQ FT



**127 LEE ROAD,
BLACKHEATH, SE3 9DS**
RENT £16,000 PA EX

Commercial Property Agents & Surveyors

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These particulars are believed to be correct, but their accuracy is not guaranteed and they do not constitute an offer or form part of any contract. John Payne Commercial and its employees have no authority to make any representation or give any warranty in relation to this property.

Location:	<p>The premises are located in a busy secondary retail parade in Lee Road, within approximately 100 yards from the busy junction with Lee High Road/Eltham Road (A20) and Burnt Ash Road (A2212).</p> <p>The area is anchored by a Sainsbury's supermarket, and Iceland are among a range of other nearby occupiers.</p>								
Description:	<p>The property forms a shop unit, with rear ancillary/storage area, male and female W.C.'s tea point and usable basement ancillary space, with good head height.</p> <p>Both the retail area and basement benefit from spot lighting.</p> <p>In addition, there is pedestrian access to the rear.</p>								
Accommodation:	<p>The premises afford the following approximate net internal areas:</p> <table> <tr> <td>Retail area</td> <td>359 sq ft</td> </tr> <tr> <td>Ancillary/Storage</td> <td>200 sq ft</td> </tr> <tr> <td>2 x W.C.</td> <td></td> </tr> <tr> <td>Basement</td> <td>360 sq ft</td> </tr> </table>	Retail area	359 sq ft	Ancillary/Storage	200 sq ft	2 x W.C.		Basement	360 sq ft
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Business Rates:	Interested parties are advised to make their own enquires to the local Authority, being the London Borough of Lewisham.								
Terms:	A new FR&I is to be granted on a term to be agreed, subject to regular rent reviews.								
Deposit:	A deposit of up to 6 months rent may be required, subject to status.								
Reference Fee:	Upon acceptance of offer and prior to documentation being circulated, the ingoing tenants will be required to make a non-refundable contribution of £250 + VAT in respect of referencing.								
VAT:	We understand that VAT is not applicable.								
Legal Fees:	Each party to bear their own legal costs.								
Viewing:	Strictly via appointment through sole agents John Payne Commercial 020 8852 6125								

BL/EJ/LR127/C00584

Misdescriptions Act 1991

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