

# JOHN PAYNE COMMERCIAL

SALES | LETTINGS | LAND | INVESTMENTS

TO LET ON NEW LEASE  
**RETAIL CORNER SHOP**

**558 SQ FT + BASEMENT 485 SQ FT**



**139 LEE ROAD, BLACKHEATH, SE3 9DJ**

**RENT £15,500 PA EX**

Commercial Property Agents & Surveyors

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[www.johnpaynecommercial.com](http://www.johnpaynecommercial.com)

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.

<b>Location:</b>	<p>The premises are located in a popular secondary retail parade in Lee Road, within approximately 50 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> <p>The affluent and popular Blackheath Village is approximately ½ mile away. The area is well served by transport links with the A2 and A2 being nearby, numerous bus routes serving the area and Blackheath and Lee Railway Stations both being within ¾ of a mile.</p>								
<b>Description:</b>	<p>The property comprises a corner retail unit with return window frontage and high visibility, kitchenette, W.C and basement storage (with access via hatch within the retail area).</p> <p>Given the size and regular layout of the retail area, it is considered that it would suit a number of uses.</p> <p>The landlord is to carry out some refurbishments to the property, and a specification is to be confirmed.</p>								
<b>Accommodation:</b>	<p>The premises afford the following approximate net internal areas:</p> <table> <tr> <td>Retail area</td> <td>558 sq ft</td> </tr> <tr> <td>Basement</td> <td>485 sq ft</td> </tr> <tr> <td>Kitchenette</td> <td></td> </tr> <tr> <td>W.C.</td> <td></td> </tr> </table>	Retail area	558 sq ft	Basement	485 sq ft	Kitchenette		W.C.	
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<b>Business Rates:</b>	Interested parties are advised to make their own enquires to the local Authority, being the Royal Borough of Greenwich.								
<b>Terms:</b>	A new FR&I is to be granted for a term to be agreed, subject to periodic rent reviews.								
<b>Deposit:</b>	A deposit of up to 6 months rent may be required, subject to status.								
<b>Reference Fee:</b>	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.								
<b>VAT:</b>	We understand that VAT is not applicable.								
<b>Legal Fees:</b>	Each party to bear their own legal costs.								
<b>Viewing:</b>	Strictly via appointment through sole agents John Payne Commercial 020 8852 6125								

BL/EJ/LR139/C00648

Misdescriptions Act 1991

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