

Lewisham - 100% Prime A1 Opportunity w/return frontage

Highly Confidential - Subject to Vacant Possession



100% Prime A1 Opportunity with Return Frontage

Directly opposite Lewisham Shopping Centre**41-43 Lewis Grove, Lewisham SE13 6BG**

Approx. 4,157 sq ft (additional space may be available)

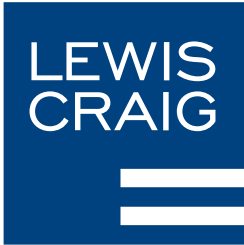
Location

This highly prominent opportunity sits along Lewis Grove directly opposite Lewisham Shopping Centre, and the busy outdoor market, with a return frontage along Albion Way.

Occupiers in the immediate vicinity include Santander, TK Maxx, M&S, Burger King, Betfred, Three Phones, Gap, Superdrug and Carphone Warehouse, to name but a few.

Nearby





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Accommodation

The premises are arranged over ground floor only, providing the following approximate areas:

Ground Floor	4,147 sq ft
Potential Additional 1st Flr	1,150 sq ft

Rates

We understand that the property is assessed as follows.

Rateable Value	£123,000
Payable 2017/18	£58,917

Interested parties are advised to verify with the Local Rating Authority.

Lease

A new full repairing and insuring lease for a term to be agreed.

Subject to Vacant Possession, expected March 2018.

EPC

An Energy Performance Certificate is available upon request.

Use

We understand the ground floor benefits from A1 planning use.

Alternative uses may be considered, subject to planning.

Legal costs

Each party to be responsible for payment of their own costs.

Rent

£155,000 per annum for the ground floor, exclusive of rates and all other outgoings.

Contact

For further information or a strictly confidential viewing contact:

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Important: These property particulars are believed to be correct but their accuracy cannot be guaranteed and they do not form part of any contract.