

To Let
6900 sq.ft.
approx.

181

Lewisham
High Street
London
SE13 6AA

£120,000 PER ANNUM



KEY INFORMATION

RENT: £120,000 Per annum

TENURE: By way of new FR and I Lease with periodic mechanisms for upward only rent reviews

LEGAL COSTS: Each side to bear their own

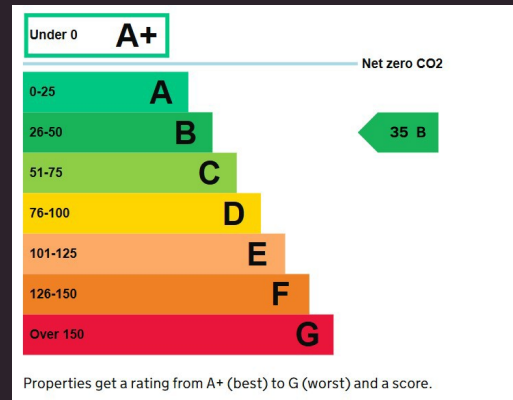
VAT: Under the Finance Acts 1989 and 1997 VAT may be levied on the rental price. We recommend that the prospective tenants establish the VAT implications before entering into any agreement.

RATES: Please enquire of the Local Authority

VIEWING: Via the owners sole agents PSS Commercial.



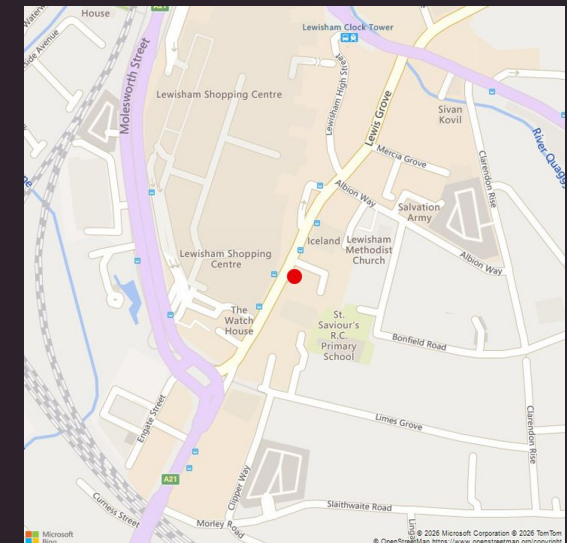
ENERGY RATING



35 B

DEPOSITS AND AML: PSS will take a non-refundable deposit of £2000 on lettings and £5000 on sales. This may alter subject to client's instructions.

PSS will charge £225 + VAT for referencing. We will carry out AML checks on each and every prospective tenant/purchaser.



Paul Simon Seaton
Commercial & Investment

psscommercial.com

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FEATURES

- Busy Location
- High Footfall
- E Class Use
- New FRI Lease

Unit over ground floor and basement approx 6900 sq.ft. E Class use

Shop Frontage 17'3 approx.

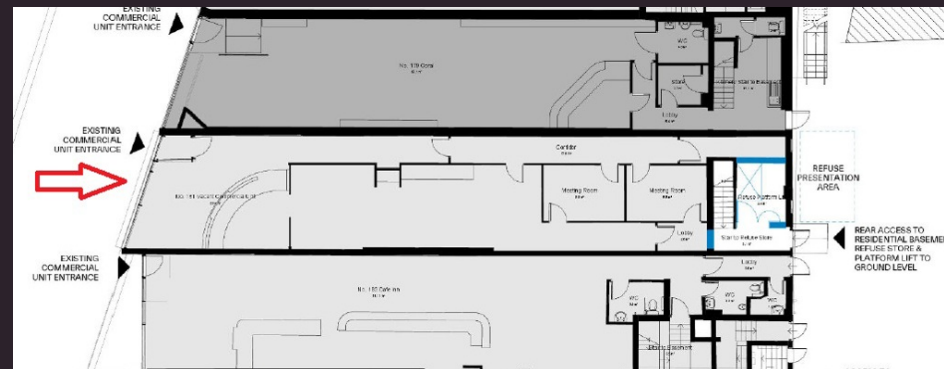
Ground Floor 1370 sq.ft approx, suspended ceiling 8.48ft, approx.

Basement 5530 sq.ft. approx. with a head height to bottom of the beam 9.5ft approx.

Vacant possession

Set on Lewisham High Street, a highly active urban zone, urban zone undergoing significant ongoing financial investment and structural regeneration. Positioned directly opposite the Lewisham Shopping Centre It features major chains nearby such as Marks & Spencer, McDonalds, and Superdrug. National Rail & DLR: A short, approximately 5-minute walk north leads directly to Lewisham Station with connections straight to Central London via Southeastern trains and the Docklands Light Railway (DLR).

DISCLAIMER: Paul Simon Seaton have been provided with these particulars by the client and accept no responsibility for errors, nor can any claim be entertained for any inconvenience, expense or other costs, caused by any reason of the withdrawal of the particulars of the property from the market. Floor area stated within these particulars are approximate and unless otherwise stated, all prices both for Freehold and rental costs and premiums are exclusive of VAT. Prospective purchasers or tenants are strongly advised to seek professional advice from a professional qualified surveyor and solicitors and to make their own enquiries, as to whether the property is suitable for the use that they require it and the apparatus, fixtures and fittings included in the contract are both working and fit for purpose.



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