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REAL ESTATE ADVISORS

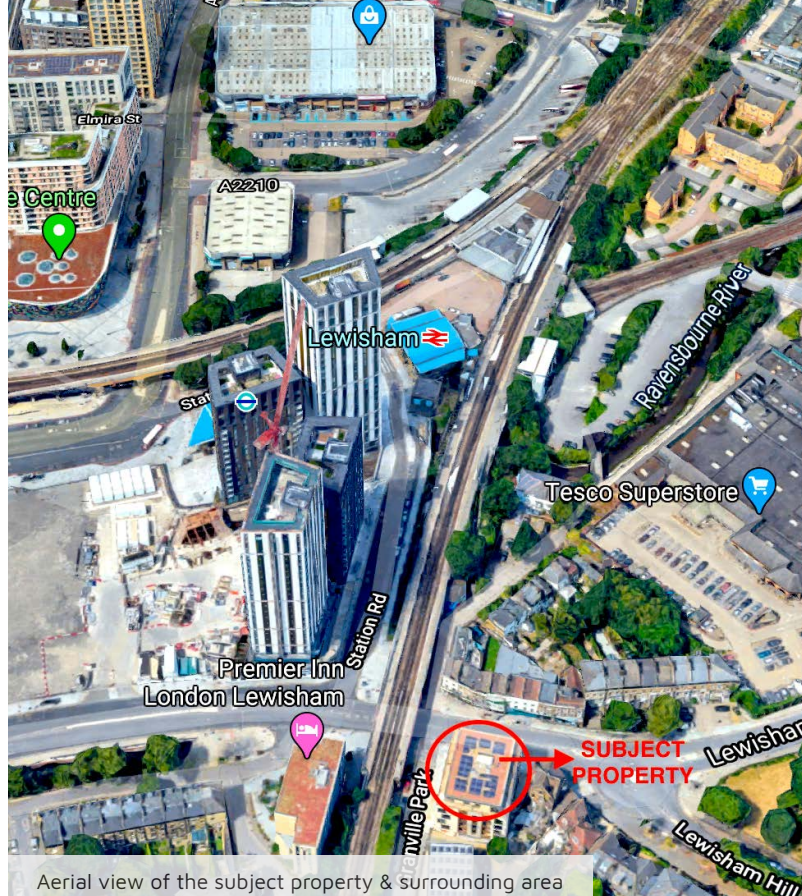


167-169 Lewisham Road, Lewisham SE13 7PY

Retail / Restaurant Unit Available to Rent in Lewisham Gateway

SUMMARY

- Rare opportunity to **lease a retail/restaurant** benefitting from **A1/A3 uses**, measuring **178m² / 1,916sqft**
- The unit is laid out over the **ground floor** of a new quality mixed-use development with 28-apartments above
- Just a **2-minute walk from Lewisham Station** (National Rail & DLR trains)
- Located amongst multi-million pound **Lewisham Gateway regeneration scheme** (including 1,000+ new homes, hotel and cinema complex)
- We are inviting offers for a new lease direct with the landlord, and guiding **OIEO £37,500pax (£19.60psf)**



Aerial view of the subject property & surrounding area

DESCRIPTION

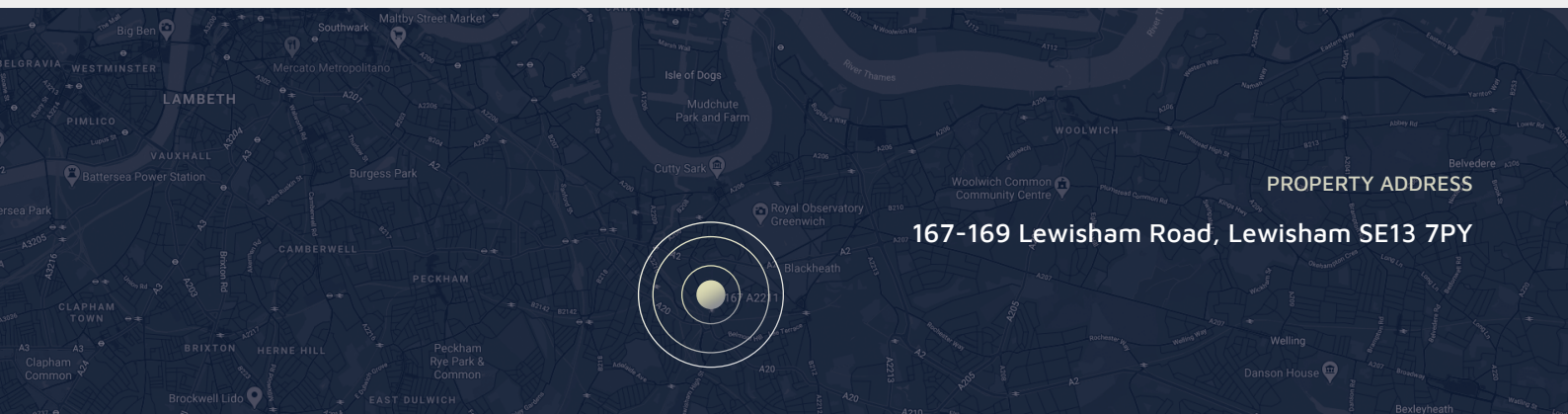
This prominent unit is located over the **ground floor** of this newly developed mixed-use development. The property offers a **double fronted corner retail (A1) / restaurant (A3) extending 178m² / 1,916sqft** in shell and core condition and is **ready to be fitted out by an occupier immediately**.

The unit has **capped services**, and a **glass frontage installed** which wraps along both Lewisham Road and Granville Park with customer entrances on each road also. In addition, the layout proposed provides a **rear access door into a yard space** which could be used for deliveries and food collection.

LOCATION

The property is located on the **corner of Lewisham Road (A2211) and Granville Park**. Lewisham Road connects Lewisham High Street to the south and Blackheath Hill (A2) to the north. The unit is prime with it being just a **2-minute walk west along Station Road to Lewisham Station** which provides **National Rail and DLR trains**.

An incoming tenant is set to benefit from the largescale regeneration of Lewisham Gateway. This multi-million pound improvement has seen **over 500 homes already delivered and occupied, with another 500 under construction in phase 2** (see image). This being opposite will create huge demand for food offerings, coffee shops and retail operators to exploit.



PROPERTY ADDRESS

167-169 Lewisham Road, Lewisham SE13 7PY

FLOOR PLANS

Available upon request.

BUSINESS RATES

The property is yet to be rated by the VOA. As a guideline we would expect the property to be rated between £17,500-£20,000 and therefore rates payable to be in the region of **£8,500-£9,820 per annum**. Note **this is an estimation** and enquires should be made with **Lewisham Council** directly and sums budgeted accordingly.

TERMS

We are inviting **offers in excess of £37,500pax (£19.60psf)** on a leasehold basis which will be direct with the landlord. Our client will also expect a minimum of **4-months' rent deposit** to be held for the duration of the term.



Internal view of the unit currently in shell and core condition

CGI of proposed second phase of redevelopment along Lewisham High St



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