

lot 2

96 Lewisham High Street, Lewisham
London SE13 5JH

Rent
£44,500
per annum
exclusive

Freehold Retail Investment

- Entirely let to RAL Limited (t/a Quicksilver) until 2028
- Recently re-gear'd lease
- Prominent town centre position
- Nearby occupiers include Vodafone, Barclays Bank, Subway and Greggs
- 40 metres from Lewisham Shopping Centre
- Six Week Completion Available

Ref: 4407/GT/WH
PA: AS



Location

Miles: 1.4 miles south of Greenwich
2 miles west of Blackheath Village
6 miles south-east of the City of London

Roads: A20, A21

Rail: Lewisham Rail (direct to Charing Cross & Cannon Street),
Lewisham DLR (19 minutes to Canary Wharf)

Air: London City Airport

Situation

The property is situated in a prominent position on the western side of the pedestrianised High Street, close to its junction with Lee High Road. The property is situated 40 metres from an entrance to Lewisham Shopping Centre which houses retailers including Marks & Spencer, TK Maxx, BHS, H & M, Next, New Look and Boots Chemist. Other nearby occupiers include Vodafone, Barclays Bank, Subway and Greggs.

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reviews
Ground	Retail	118.64 sq m (1,277 sq ft)	RAL LIMITED (1)	16 years and 17 days from	£44,500	29/05/2017
First	Office/Storage	48.62 sq m (523 sq ft)	(t/a Quicksilver)	29/05/2012 until 14/06/2028 on a full repairing and insuring lease		and 29/05/2022
Second	Office	21.34 sq m (230 sq ft)				
Third		Not Measured				
Totals		188.60 sq m (2,030 sq ft)			£44,500	

(1) As of 19th January 2012, RAL Ltd have a Dun & Bradstreet Rating of 4A1, showing minimum risk. RAL Limited is a subsidiary of Talarium Ltd. Talarium Ltd operate in excess of 200 gaming venues in the UK and are licensed by the UK Gambling Commission. They are the leading and largest gaming centre operator in the UK, with decades of experience and an unsurpassed track record in the gaming industry. (Source: www.quicksilver.co.uk 06/06/2012)

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