

lot 18

98 Lewisham High Street
London SE13 5JH

Rent
£74,400
per annum
exclusive

Freehold Retail and Residential
Investment

- Retail Let to British Heart Foundation until 2023
- Includes a Four Room Maisonette
- Prominent town centre position
- Situated 40 metres from Lewisham Shopping Centre
- Neighbouring occupiers include Marks & Spencer, W H Smith, Boots the Chemist, Next, Vodafone and Barclays Bank
- Potential to extend/redevelop upper parts (subject to consents)
- Six Week Completion



Location

Miles: 3 miles south of London Docklands
1.5 miles south of Greenwich
9 miles south-east of the City of London
Roads: A20, A2, A205 (South Circular Road)
Rail: Lewisham Railway Station (direct to Charing Cross & Cannon Street), Lewisham Underground Station (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 and some 40 metres from an entrance to Lewisham Shopping Centre with retailers including Marks & Spencer, WH Smith, Boots the Chemist, H & M, BHS and Next. Neighbouring occupiers include Vodafone, Barclays Bank, Subway and Greggs.

Description

The property comprises retail accommodation on the ground floor and a self-contained four room maisonette on the first, second and third floors. The residential maisonette is accessed from the rear.

Tenure

Freehold.

VAT

VAT is not applicable to this lot.

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review
Ground	Retail	101.42 sq m (1,092 sq ft)	BRITISH HEART FOUNDATION (1)	10 years from 07/05/2013 until 2023 on a full repairing and insuring lease	£60,000	07/05/2018
First	Residential	28.48 sq m (306 sq ft)	INDIVIDUALS	Holding over on 4 x separate agreements (2)	£14,400	
Second		29.52 sq m (318 sq ft)				
Third		20.50 sq m (221 sq ft)				
Totals		179.92 sq m (1,937 sq ft)			£74,400	

- (1) British Heart Foundation is a leading UK Charity established in 1961 and currently trades from approximately 700 outlets in the UK including 150 furniture and electrical stores. In addition British Heart Foundation operates an on-line store. (Source: www.bhf.org.uk)
(2) The rent has been annualised. Copies of the agreements can be found in the legal pack.

For further details please contact:

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