

Our Ref: GC/9313

"TO LET"
**E CLASS PREMISES FITTED OUT FOR RESTAURANT USAGE OF 800 SQ. FT. (74.35 M²)
WITH BASEMENT**

9 LEWISHAM WAY, NEW CROSS, LONDON, SE14 6PP



Location:

The property is located on the A20 Lewisham Way at its junction with New Cross Road, in the heart of New Cross. This location is desirable due to its proximity to Goldsmiths College, University of London and is within walking distance of New Cross & New Cross Gate railway stations with short term parking bays directly to the front of the property. This location is extremely well connected with both central and inner London, and benefits from high density residential housing within the immediate vicinity.

Description: The premises are a 4 storey lock up unit in the middle of a mixed parade of commercial units with upper parts. The unit is currently laid out with the ground floor comprising kitchen, seating area, with DDA complaint toilet. Through the kitchen is rear access leading to waste storage area and the entrance to the basement, which is suitable for storage. The first floor provides additional seating and a WC. The second floor is an office area with kitchenette and a WC. This unit has been fitted out to a high specification and benefits from a new shop front, Bose speakers wired into the ceilings and a separate access to the first and second floors.

Accommodation: Ground Floor: approx. 340 sq. ft. (31.60 m²)
First Floor: approx. 220 sq. ft. (20.45 m²)
Ground Floor: approx. 240 sq. ft. (22.30 m²)
Basement
Yard

All sizes provided are based on Gross Internal Areas (GIA)

Terms: The unit is available to let on a new lease for a term to be agreed at a commencing rent of £30,000.00 per annum exclusive of VAT, other terms negotiable.

VAT The property is registered for VAT.

Use The unit benefits from the new 'E' class use, and would be suitable for most high street-based operators however is fitted out for restaurant usage

EPC: D Rating

Rates: Rateable Value £8,600.00
Small business rates relief may apply to these premises.

Viewing: By appointment via Galloways Commercial on 020 8678 8888.

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