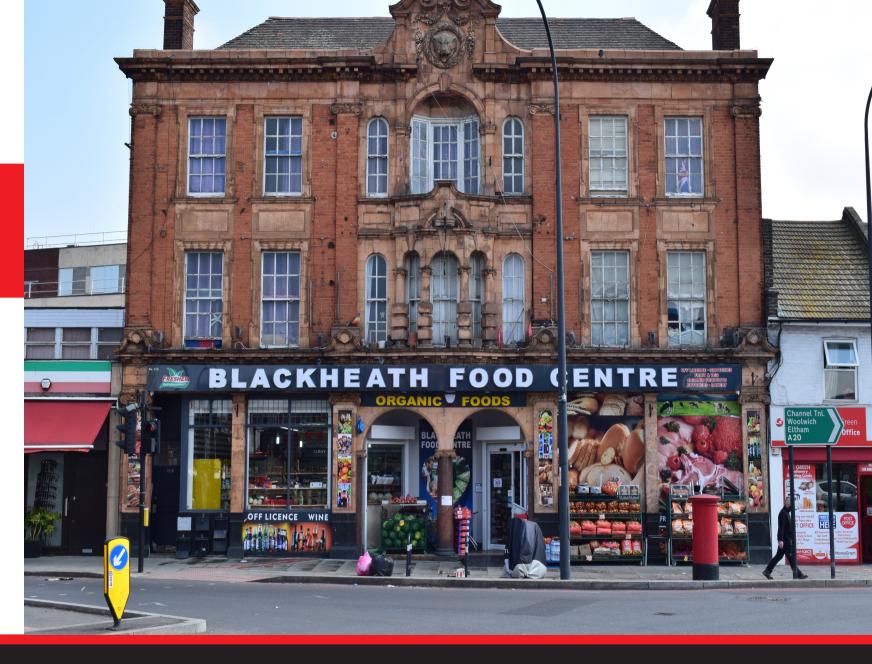
New Tigers Head 159 Lee Road London, SE3 9DJ

# **FOR SALE**

FREEHOLD SHOP AND UPPER PARTS

# Offers in excess of £2,500,000

The Property fronts Lee Road at the junction with Lee High Road (A20) in a mixed commercial, secondary retail and residential area. Lee Mainline railway station is approximately ¼ mile to the South with Lewisham mainline and DLR Station one mile to the East.





## www.psscommercial.com

Magic House, 5-11 Green Lanes, Palmers Green, London, N13 4TN

0208 800 4321

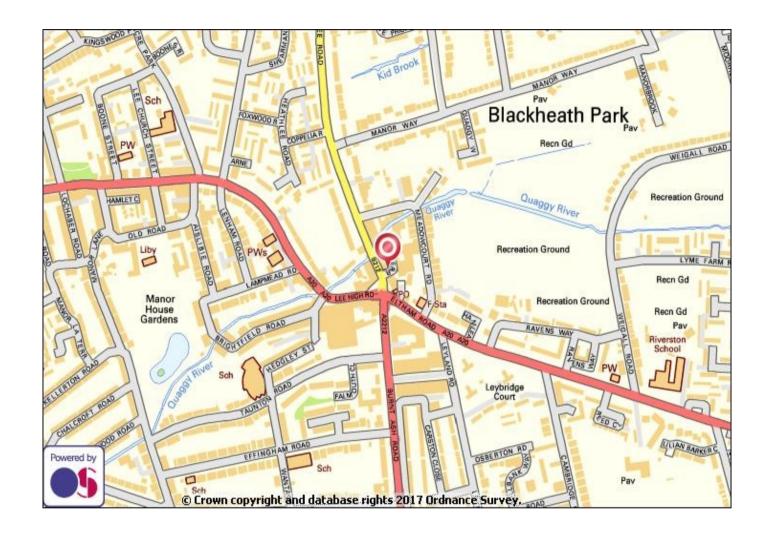
info@psscommercial.com

### **Description**

The building is set in mid terrace between retail units. Ground Floor GIA 281 sq. m. (3,024 sq. Ft) Floor to ceiling height of 3.5 m approx. Basement GIA 153 sq. m. (1,645 sq. ft.). Shop Commercial tenanted at £45,000 pa on a 10 year lease from October 2020. Lease available upon request. Flat 1 - Furnished - 1 bed, Flat 2 - Furnished - 2 bed, Flat 3 - Furnished - 3 bed, Flat 4 - Furnished - 1 bed, Flat 5 - Furnished - 2 bed, Flat 6 - Furnished - 1 bed

Flats will be subject to vacant possession.

NB 2 studio flats were developed in the loft space when the planning permission was implemented. Further details upon receipt



#### **Price**

Offers in excess of £2,500,000

#### **Tenure**

Freehold

## **Viewing**

Via owners joint agents Paul Simon Seaton Commercial 020 8800 4321 or John Payne Commercial 020 8852 6125

#### **EPC**

Ground Floor - Energy Rating E- Valid until 2029

#### **VAT**

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

N.B. 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.

