

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.



Paul Simon Seaton
Commercial & Investment

www.psscommercial.com

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

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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

Flat 1 - Furnished - 1 bed - 3 years from 28/04/2017 - £10,620 per annum

Flat 2 - Furnished - 2 bed - 3 years from 0/06/2017 - £13,800 per annum

Flat 3 - Furnished - 3 bed - 3 years from 15/10/2016 - £17,196 per annum

Flat 4 - Furnished - 1 bed - 3 years from 14/05/2017 - £10,620 per annum

Flat 5 - Furnished - 2 bed - 3 years from 15/09/2016 - £13,800 per annum

Flat 6 - Furnished - 1 bed - 3 years from 15/03/2017 - £10,620 per annum

TOTAL - £107,856 pa

Price

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Tenure

Freehold

EPC

TBC

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.

Viewing

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



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