

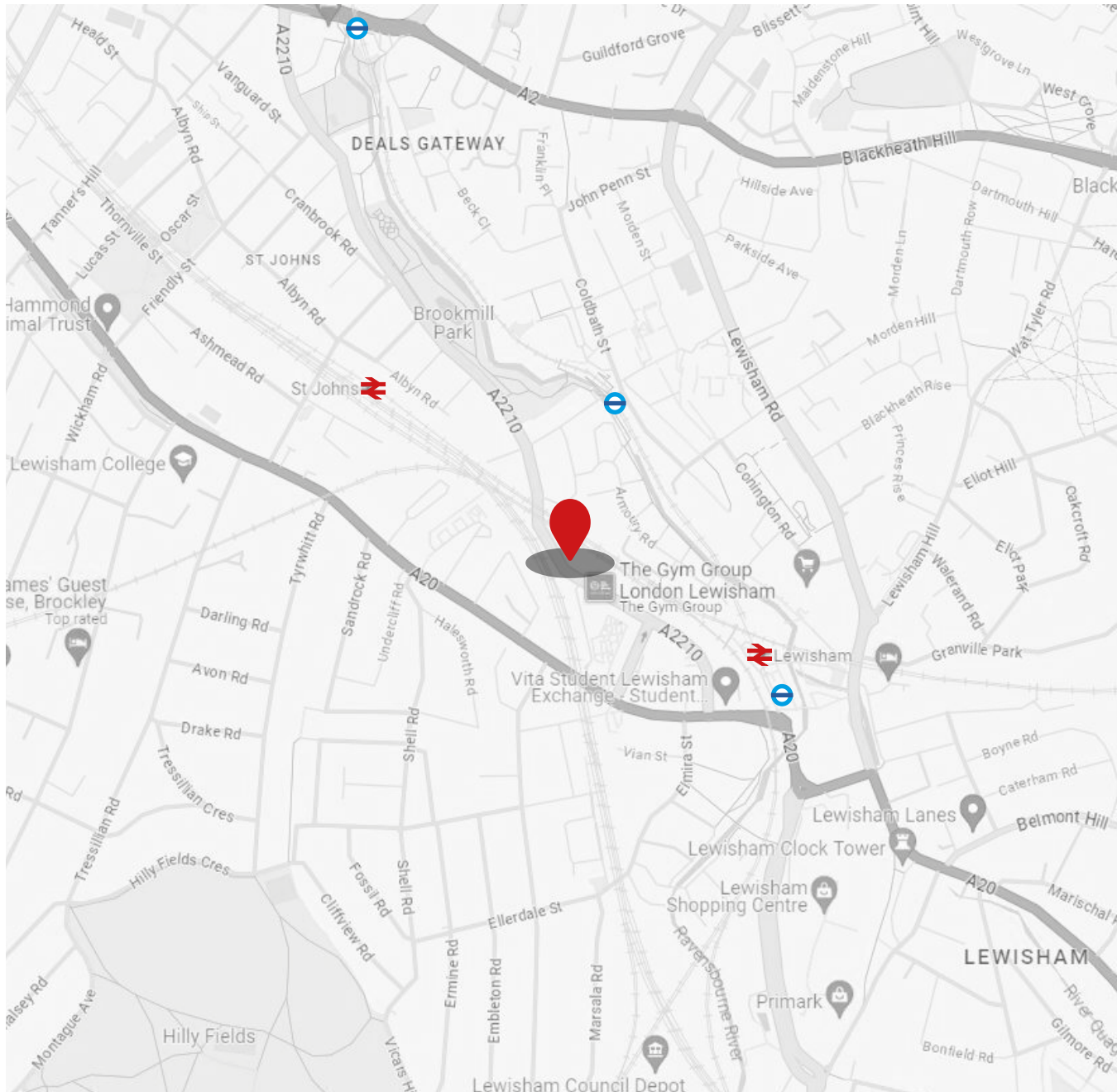
**PRICE
REDUCTION**



Unit 1, 52-54 Thurston Road, Lewisham SE13 7GT

Modern Class E unit for sale





- Vacant class E unit for sale
- Car parking space
- Split level layout
- Measuring c. 990 sqft internally
- Guide price: £275,000 L/H
- 242 year leasehold

Description

A unique opportunity to purchase a modern commercial unit close to the Lewisham Gateway regeneration project. The unit benefits from stylish design features including floor to ceiling windows that flood the interior with an abundance of natural light, internal mezzanine level and polished wooden floors.

Layout wise, the ground floor measuring 767 sqft comprises an open plan work area with high ceiling height of 4.7m, kitchenette and WC/shower facility. The mezzanine floor measures 223 sqft and presents a further open plan working area overlooking the ground floor. The property has one secure parking space located in the car park of the mixed use complex.

The subject property has planning class E and would be well suited for studio/creative space, clinic, indoor fitness, office use or similar.

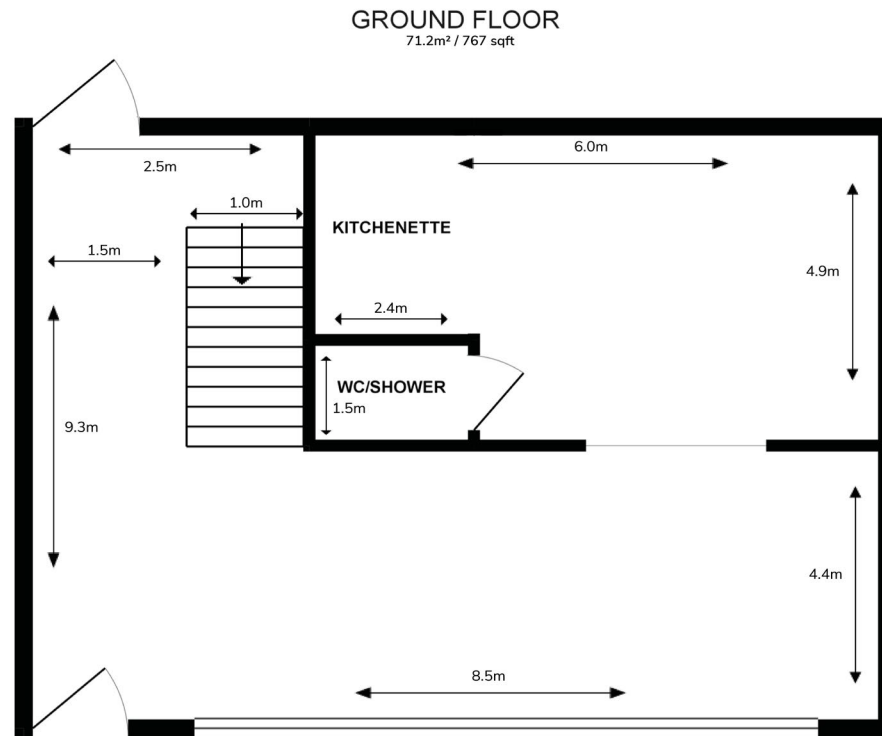
The property will be suitable for either an owner operator or an investor alike. For investors, it is estimated that the likely achievable rental amount for a property of this type and grade in this location would be £24,000 to £26,000 per annum.

Location

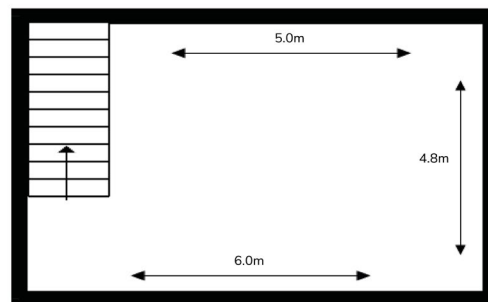
The property is located 0.3 miles from Lewisham railway station and provides regular direct services into London Bridge (8 mins), London Cannon Street (16 mins) and London Charing Cross (18 mins) as well as other outlying areas. Lewisham Bus Station terminal is located just 0.2 miles from the property offering regular bus services to local areas. Neighbouring business' include Asda Superstore, The Gym Group, Twist Studios, More Yoga, Screwfix and Cale Solicitors.



Floor Plan



MEZZANINE
20.7m² / 223 sqft



Terms

Guiding £275,000 for the long leasehold with 242 years unexpired. We understand that VAT is not applicable in this transaction.

EPC

The unit benefits from EPC rating A (highest attainable rating).

Business Rates

According to the summary valuation effective from 1st April 2023, the rateable value for the property is £11,750. We understand rates payable are therefore approximately £5,875 per annum for the period 2023/2024, however, interested parties are advised to visit the Valuation Office Agency website to calculate occupier specific rates.

Services

The property is believed to be connected to all main services, but interested parties are advised to make their own enquiries.

Viewings

All viewings are strictly by prior appointment with Acorn's Commercial & Development Division.



Contact

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