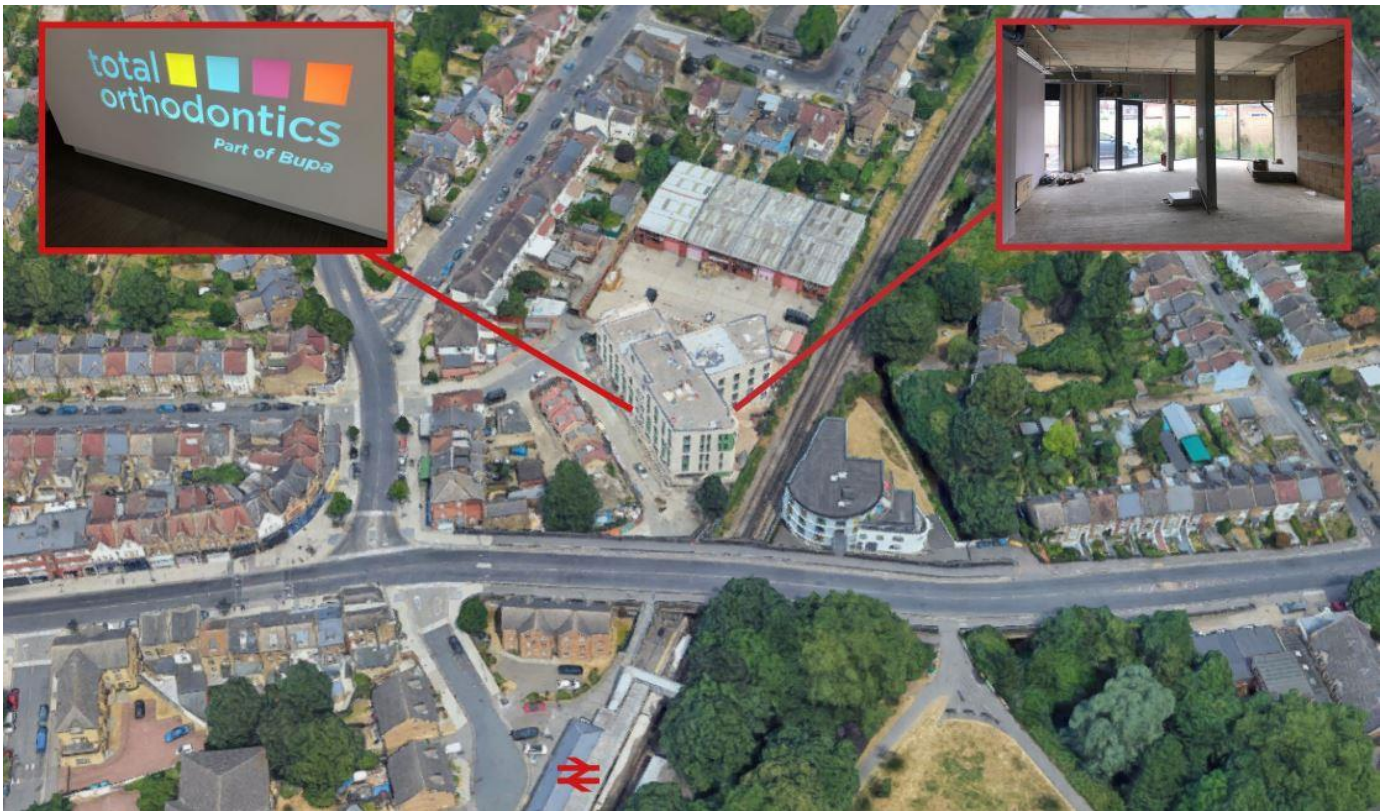


TO LET

1,300 SQ FT OF E SPACE WITHIN A BUPA COMMERCIAL UNIT



Commercial Unit

10-14 Mercy Terrace, Ladywell, London SE13 7UX

- Self-contained ground floor commercial unit measuring 1,150sqft
- Planning use class E
- Space available is part of larger commercial unit let to BUPA
- Part of 92 room student accommodation
- Adjacent to Ladywell Station
- Shell & core condition (windows installed)
- Guide Rent - £23,000pa + VAT

CONTACT US

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Commercial Unit, 10-14 Mercy Terrace, Ladywell, London SE13 7UX

Description

An opportunity to rent a self-contained ground floor commercial unit measuring c.1,150sqft. The subject commercial space forms part of a larger unit which is let to BUPA (Total Orthodontics), and interested parties will be subletting directly from them. The unit being offered benefits from an E class use, is open-plan and has high ceiling heights (4metres) The unit is in shell & core condition ready for a tenant to fit out, it is worth noting that BUPA have installed all the windows. With regards to lease terms, BUPA are looking to secure a sub-tenant for the remaining 9 years of their existing lease. We believe the commercial unit will be well suited for a variety of commercial operators, some of which may include Yoga Studios, physiotherapists and educational centres.

Use Class

As of 1st September 2020 the use classes which previously encompassed A1 retail, A2 professional services, B1 offices, A3 restaurants, as well as some D1 uses such as health clinics and day nurseries and D2 occupiers such as, gyms/yoga centres all merge to create new commercial use class 'E'. The subject property benefits from this use class and as such a variety of occupiers will be considered.

Location

The property is in an excellent location just 100m from Ladywell Railway Station which provides an excellent service to residential locations such as Hayes, West Wickham & Catford. Central London is easily accessible with frequent services to London Bridge (13mins) and Charing Cross (22mins). There are bus stops outside the property which service the local area. Ladywell has become a vibrant and popular area, with a good selection of coffee shops, local eateries and a variety of independent retailers, all of which all benefit from being close to both the train station & the largely residential surroundings.

Terms

Guide Rent - £23,000 per annum + VAT, for the sub-lease until September 2029.

VAT

We understand that VAT is payable in this transaction at the prevailing rate.

Further Information

Copies of floor plans and internal photographs are available upon request.

Viewings

All viewings are strictly by prior appointment with Colliers.

