

## 190 HITHER GREEN LANE, LONDON, SE13 6QB

### FOR SALE/TO LET ON NEW LEASE



#### SHOP PREMISES

Approx: 52.90 sq. m. (570 sq. ft.)

RENT: £10,000 PER ANNUM EXCLUSIVE

GUIDE PRICE: £120,000

#### Location

The premises are situated in a small parade of shops on the eastern side of Hither Green Lane between Lanier Road and Theodore Road.

The premises are approximately 1 mile from Lewisham Town Centre and benefits from good road links with the A205 South Circular road leading to the A20 and the A2. Hither Green mainline railway station is also located close by providing regular services into Central London.

#### Description

The property comprises an open plan retail area with a further two separate rooms to the rear and a separate single WC facility with hand basin. There is also access to an enclosed rear yard area.

## **Accommodation**

The property has the following approximate net internal areas:

Main Retail Area	40.00 sq. m. (431 sq. ft.)
Office 1	5.90 sq. m. ( 64 sq. ft.)
Office 2	7.00 sq. m. ( 75 sq. ft.)
WC	

**Total** **52.90 sq. m. (570 sq. ft.)**

## **Terms**

The property is available freehold or alternatively to let on a new full repairing and insuring lease for a term to be agreed.

## **Rates**

We have been advised that the property has a rateable value of £6,600. The Standard Business Rates Multiplier for 2010/11 is 41.4p in the £. For further information on business rates including relief which could be applicable, visit [www.mybusinessrates.gov.uk](http://www.mybusinessrates.gov.uk).

## **Planning**

The premises benefit from A1/A2 planning consents. However, any prospective tenant must make their own enquiries of the Planning Authority to ensure that their proposed use is permissible prior to entering into any form of contract.

## **Rent**

£10,000 per annum exclusive.

## **Guide Price**

£120,000 Freehold.

## **Legal Costs**

Each party to be responsible for their own legal costs.

## **VAT**

Please note that VAT may be chargeable.

## **Viewing**

Strictly by prior arrangement with sole agents Hindwoods.

## **CG4479**

*"You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations or through website [www.commercialleasecode.co.uk](http://www.commercialleasecode.co.uk)".*