



**39 Burnt Ash Hill, Lee, London, SE12 0AE**

Well positioned retail shop TO LET

020 8681 2000 | [info@hnfproperty.com](mailto:info@hnfproperty.com)



specialist advice on all property matters



# 39 Burnt Ash Hill, Lee, London, SE12 0AE

## £12,500 Per Annum Exclusive

**LOCATION:** - The property is situated fronting Burnt Ash Hill between Lee Green station and the South Circular Road. Burnt Ash Hill is a busy thoroughfare and bus route and the property benefits from considerable passing vehicular traffic and an amount of pedestrian flow generated by nearby retailers and the proximity to Lee station.

There is unrestricted parking directly in front of the parade and this encourages quick-stop trade.

The surrounding area is a densely populated residential catchment which the parade is able to serve. The property shares the parade with a mixture of specialist retailers and service industries and the property would suit a variety of business.

**DESCRIPTION:** - The property comprises a ground floor lock-up shop, most recently used as an estate agent. The unit is formed of an open plan sales area with WC to the rear.

### **ACCOMMODATION:**

Internal width	3.43m (11.25ft)
Shop depth	8.03m (26.35ft)
Sales area	26.32m <sup>2</sup> (283ft <sup>2</sup> )

Internal WC and kitchenette

Figures relating to accommodation are approximate and rounded up for the purpose of guidance. They should not be relied upon and potential occupiers are recommended to have a measured survey undertaken prior to making an offer.

**TENURE:** - The property is to be offered under a new lease on full repairing and insuring terms, the length of which is to be negotiated.

**USE/PLANNING:** - We understand the property currently falls within Class E of the current Use Classes Order and is considered suitable for a variety of retail uses.

**RENT/PRICE:** - An initial rent of £12,500 (Twelve thousand five hundred pounds) per annum exclusive is sought.

**BUSINESS RATES:** - The property has a ratable value of £6,600. Interested parties should contact the local authority to confirm the rates PAYABLE.  
[www.tax.service.gov.uk/business-rates-find/search](http://www.tax.service.gov.uk/business-rates-find/search)

**EPC RATING:** - The property has an energy performance rating of 75 within Band C.

**VAT:** - we are advised by the landlord that the property is elected to VAT and VAT will therefore be chargeable on all rents

**VIEWINGS:** - Viewings by prior arrangement – please telephone 0208 681 2000.

020 8681 2000

[www.hnfproperty.com](http://www.hnfproperty.com)  
[info@hnfproperty.com](mailto:info@hnfproperty.com)



Viewings by prior arrangement - call our team for more information

HNF Property for themselves and for the vendors or lessors of this property whose agents they are give notice that:  
3) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract.  
4) no person in the employment of HNF Property has any authority to make or give any representative warranty whatsoever in relation to this property.



specialist advice on all property