

# JOHN PAYNE COMMERCIAL

SALES | LETTINGS | LAND | INVESTMENTS

**FOR SALE FREEHOLD**

**FLATS, SHOPS & WORKSHOPS**

**POTENTIAL TO EXTEND (StoP)**

**14 CAR PARKING SPACES**

**TOTAL SITE AREA APPROX 0.15 OF AN ACRE  
IDEAL RETAIL WAREHOUSE OR TYRE DEPOT ON  
THE OUTSKIRTS OF LEWISHAM TOWN CENTRE**



**96-100 LEE HIGH ROAD, LEWISHAM, SE13 5PT  
GUIDE £1.15m VACANT POSSESSION**

Commercial Property Agents & Surveyors

7 Hare & Billet Road, Blackheath, London SE3 0RB Tel: 020 8852 6125 Email: Commercial@johnpaynecommercial.com

[www.johnpaynecommercial.com](http://www.johnpaynecommercial.com)

These particulars are believed to be correct, but their accuracy is not guaranteed and they do not constitute an offer or form part of any contract. John Payne Commercial and its employees have no authority to make any representation or give any warranty in relation to this property.

<b>Location:</b>	On the main A20 trunk road into London on the outskirts of the busy Lewisham town centre. Both main line and DLR stations are within easy walking distance.
<b>Description:</b>	<p>Showroom workshops and 2 self-contained flats. In addition, there is parking for 11 cars at the rear, accessed via electric security gates and a shared right of way. The showroom and workshops were formally occupied by a vehicle alarm company fitting radios and other devices to cars but would be eminently suitable for such uses as a tyre depot or retail warehouse where there is an abundance of storage. The existing space is approximately 2,700 sq ft of single storey workshops/warehouses with 4 access points via electric roller shutters plus 1,000 sq ft of showroom fronting the main road. In addition there are two x 2 bedroomed self-contained flats each let on AST's and producing £12,000 pa. each. The gross site area including the driveway is approximately 0.15 of an acre.</p> <ul style="list-style-type: none"> <li>• 3 PHASE POWER INSTALLED</li> <li>• SUIT MOST MOTOR TRADE USES</li> <li>• ABUNDANCE OF PARKING</li> <li>• 2,700 SQ FT OF WORKSHOPS/WAREHOUSING</li> <li>• POTENTIAL FOR ADDITIONAL FLOOR OF OFFICES</li> <li>• 1,000 SQ FT SHOWROOM</li> <li>• MEZZANINE STORAGE</li> <li>• KITCHEN &amp; WC FACILITIES</li> <li>• 2 SELF-CONTAINED FLATS LET ON AST'S (NOT INSPECTED)</li> <li>• FLATS PRODUCING LOW RENT OF £24,000 PA</li> </ul>
<b>Business Rates:</b>	Interested parties are advised to make their own enquiries to the local Authority, being the London Borough of Lewisham..
<b>Terms:</b>	For sale freehold.
<b>VAT:</b>	N/A
<b>Legal Fees:</b>	Each party to bear their own legal costs.
<b>Viewing:</b>	Strictly via appointment through sole agents JOHN PAYNE COMMERCIAL 020 8852 6125

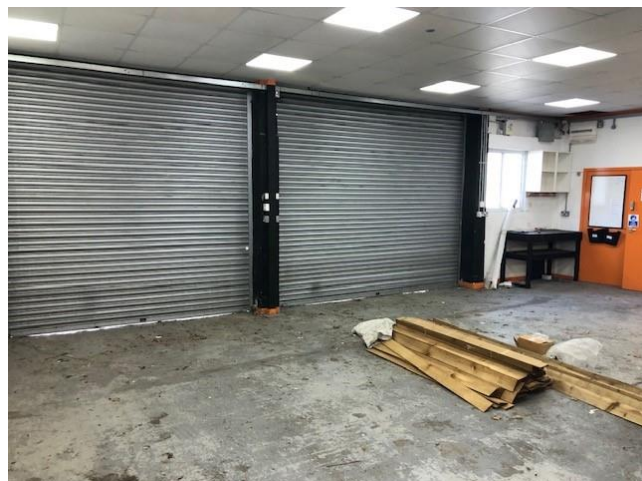
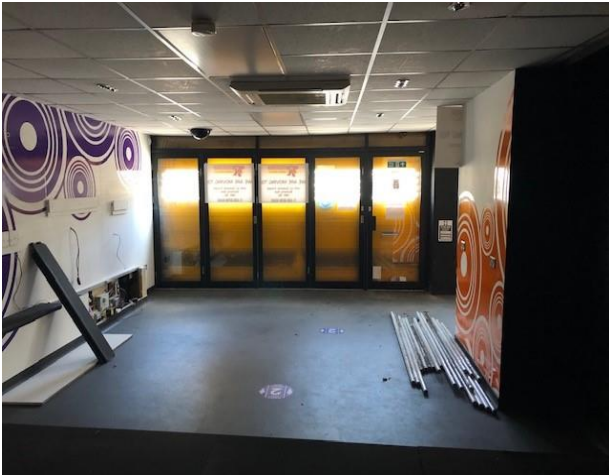
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