



**james ashley**  
**commercial**  
property consultants

237 Lewisham Way | Brockley | London | SE4 1UY  
**PROMINENT SHOP/OFFICE TO LET**

# 237 Lewisham Way | Brockley | London | SE4 1UY | CORNER SHOP/OFFICE TO LET

- ground floor
- 46.92 m<sup>2</sup> (505 ft<sup>2</sup>) approx.
- e use class
- other uses considered - s.t.p.
- rent: £22,500 per annum
- busy main road (A20)

## DESCRIPTION

Prominent corner shop premises arranged over the ground previously used as a beauty salon and juice bar. Comprising a mainly open plan sales area, kitchen, storeroom and WC.

We understand that the premises have an E Use Class. Alternative uses will be considered, subject to planning.

## LOCATION

Located in a prominent position on the corner of Lewisham Way (A20) and Friendly Street in Brockley/Lewisham.

Neighbouring occupiers include; Tesco Express, Morley's, Pizza Hut Delivery, Big Yellow Storage, Osbon Pharmacy, Lucas Vale Primary School and Lewisham College, together with a good mix of other independent and local traders.

St Johns mainline railway station is within walking distance, providing services to London Cannon Street, Orpington, Gravesend and Slade Green. There are also various buses serving the area located on Lewisham Way.

## ACCOMMODATION

Ground floor	46.92 m <sup>2</sup>	505 ft <sup>2</sup>	N.I.A.
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## TENURE

A new Full Repairing and Insuring lease is being offered, on terms to be agreed.

## BUSINESS RATES

We understand that the current rateable value is £14,500. Contact Lewisham Council on 020 8690 8707 to confirm what amount is actually payable.

## VIEWING

By prior appointment by contacting the landlords sole letting agents:

**James Stefanopoulos or Ashley Brudenell**



✉ [info@james-ashley.co.uk](mailto:info@james-ashley.co.uk)

☎ 020 7127 8781

[james-ashley.co.uk](http://james-ashley.co.uk)



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