



Dirty South

162 Lee High Road, Lewisham, London, SE13 5PR

Leasehold Nil Premium

- Prominent arterial road location between Lee and Lewisham
- Eye-catching and well-known premises in densely populated area
- Open plan ground floor trade area with trade kitchen (c. 3,132 sq ft)
- Basement storage (c. 1,851 sq ft GIA)
- Available on new favourable free-of-tie lease
- Suitable for Sui Generis or Class E usage

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LOCATION

The Dirty South is situated in the busy south-east London district of Lewisham, approximately 1.3 miles south of Greenwich and 1.7 miles north-east of Lee. The area is identified in the London Plan as one of 35 major centres in Greater London and houses a population in the region of 310,000. Lewisham boasts one of the largest commercial areas in South East London including a large shopping centre with 70 shops. The area is densely populated with further areas of mass generation currently underway or planned including regeneration of the town centre.

The premises itself sits on Lee High Road (A20), one of the busiest arterial roads in South East London, equidistant between Lewisham town centre and Lee. The property is situated on the southern -most point of a long shopping parade, close to residential housing, in a highly visible position.

The premises occupies the ground floor and basement 'lock-up' of a three-storey red brick building with main frontage facing Lee High Road. The upper parts are residential and are not included. The premises comprises in brief:

TRADE AREAS

GROUND FLOOR

Former public house, measuring approximately 3,132 ft², comprising:

- TRADE AREA: Open plan with stripped wood and tiled flooring. Exposed brickwork. Two fireplaces.
- LADIES' TOILET: Tiled with lino flooring. Two hand basins and two cubicles.
- GENTLEMEN'S TOILET: With hand basin and two cubicles.
- GENTLEMEN'S TOILET: Hand basin, porcelain trough and cubicle.
- TRADE KITCHEN: Former trade kitchen with non-slip flooring and extractor.
- WASH-UP ROOM: Non-slip flooring and UPVC clad walling.

BASEMENT

Cellar area accessed from trade area, measuring approximately 1,851 ft², comprising:

- STORE: Drop to front of property.
- BARREL STORE.
- OFFICE.
- 3 x STORE ROOM.

EXTERNAL

- FRONT CAR PARK
- REAR TRADE PATIO
- 3 x STORE ROOM.
- BIN STORE.
- SIDE ALLEYWAY: With shared access to flats above.

THE BUSINESS

The Dirty South is an attractive blank canvas opportunity which would suit a range of concepts falling under the Sui Generis class usage including:

- Pub
- Craft beer tap room
- Wine Bar
- Licenced cafe
- Betting shop

- Hot food takeaway

Alternatively, subject to Landlord's consent and the necessary planning permission, the unit could be utilised for Class E enterprises including retail, office, professional services or medical use.

Prospective tenants will need to make their own assumptions as to potential trade levels giving due regard to the size of the premises, location and local demographics.

LICENCE

A full Premises Licence is held.

Permitted opening hours:

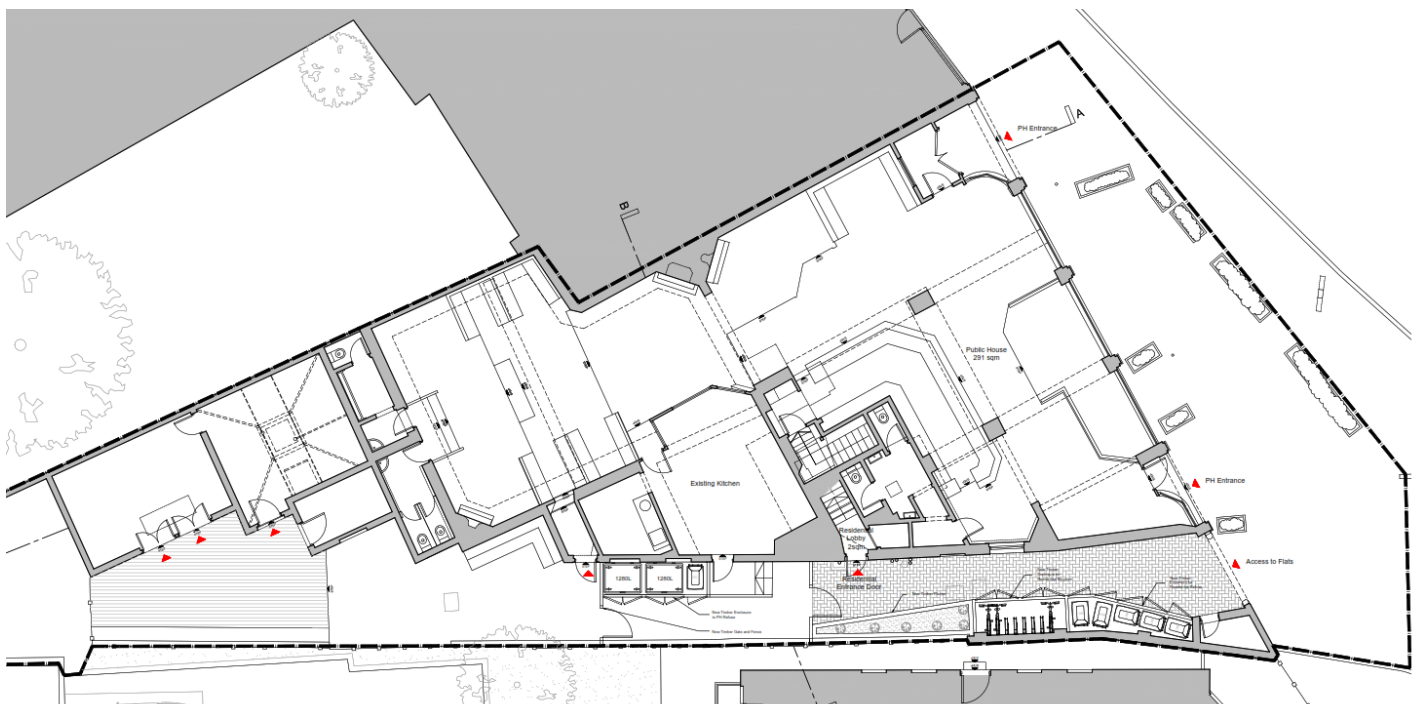
Monday to Thursday 10:00-00:00

Friday to Saturday 10:00-02:00

Permitted times to carry out licensable activities:

Monday to Thursday 10:00-00:00

Friday to Saturday 10:00-01:30



TENURE & PRICE

LEASEHOLD NIL PREMIUM

The Landlord will consider the creation of a new lease agreement on the following terms:

- Full repairing and insuring lease
- For a term of 10, 15 or 20 years
- Inside Part II Landlord & Tenant Act 1954
- Rental offers invited, exclusive of VAT and insurances
- Rent subject to 5 yearly review and annual RPI adjustments collared at 2.5%, capped at 5%
- 6 month rental deposit, plus personal guarantors
- Free of all trade ties

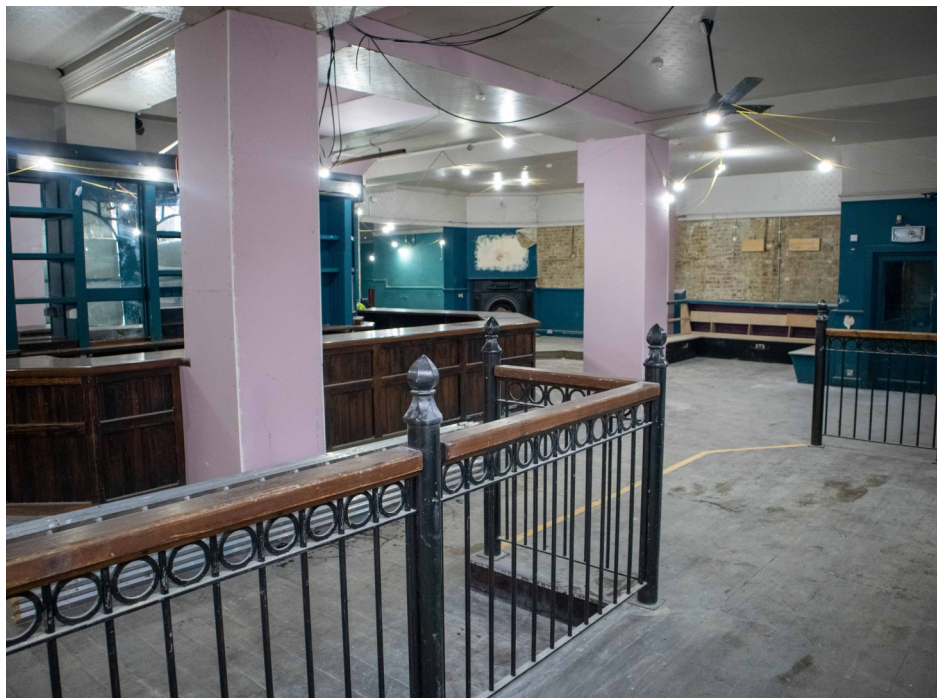
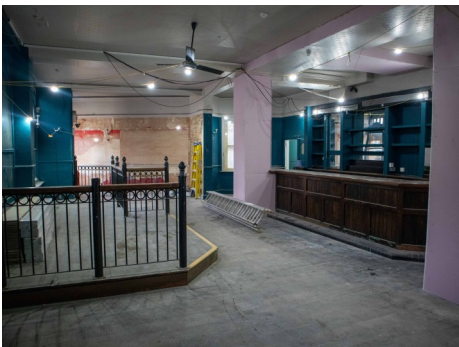
All negotiation subject to covenant strength. An incoming party will be required to demonstrate sufficient funds to sustain their business model, and will need to demonstrate ingoing capital to cover the premium, rental deposits, stock, working capital and solicitors' fees as a minimum.

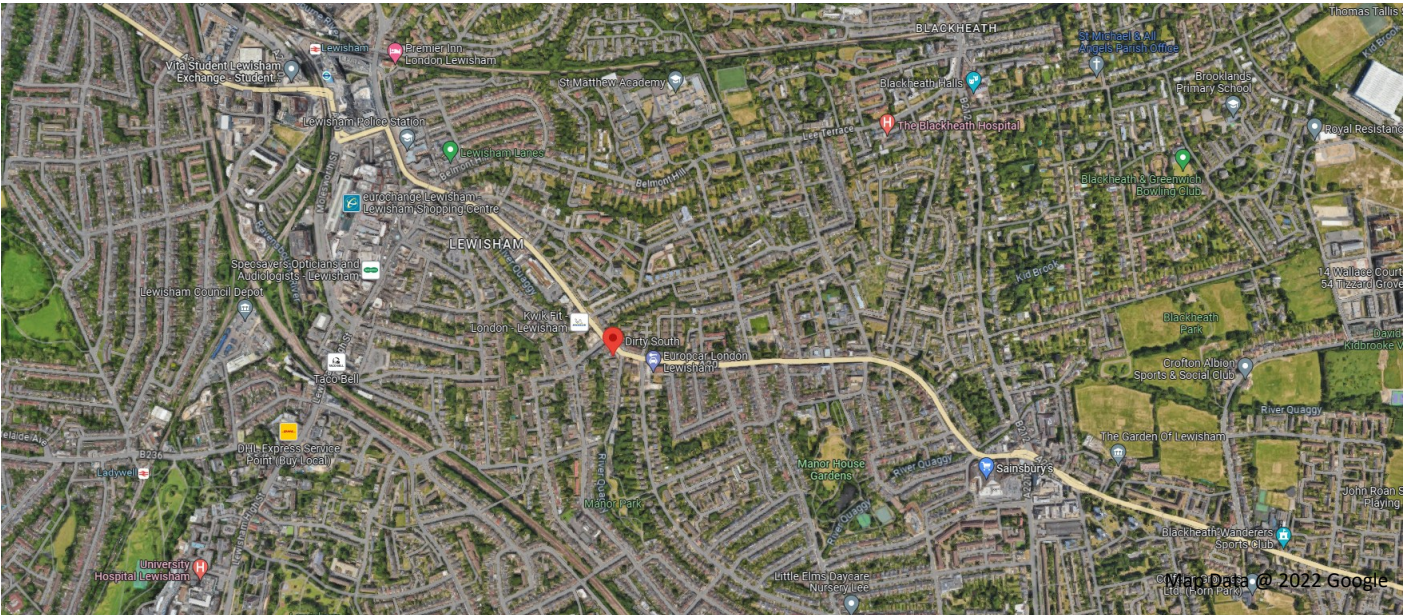
SERVICES

All mains services are connected.

Rateable Value: To be assessed.

Local Authority: London Borough of Lewisham.





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EPC Reference: N/A

CONSUMER PROTECTION FOR UNFAIR TRADING REGULATIONS 2008 & BUSINESS PROTECTION FROM MISLEADING MARKETING REGULATIONS 2008 – These particulars are provided only as a general outline of the property and buyers should make their own enquiries to satisfy themselves as to the accuracy of the information given. Neither we nor any person in our employment has authority to make, give or imply any representation or warranty regarding this property. Room sizes and other measurements and capacities quoted are estimates for rough guidance only. Accurate measurements have not been taken.

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