



67-69 Lee High Road

Lewisham, London, SE13 5NS

For Sale – Two Freehold buildings with significant development potential.

2,919 sq ft
(271.18 sq m)

- Attractive Capital Value @ £325 p/s/f.
- Significant potential for additional massing & reconfiguration (STPP).
- Outstanding Rent Reviews on each of the Commercial Units.
- Excellent Opportunity in the Heart of South East London.
- Upper Floors provided with Full Vacant Possession.

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Summary

Available Size	2,919 sq ft
Price	£950,000 Guide Price
Business Rates	Upon Enquiry
EPC Rating	D (91)

Description

The subject property is located in the London Borough of Lewisham and comprises two adjoining mixed-use properties arranged over three floors. There are two separate Tenancies being two commercial leases, the total rent passing is currently £25,000 per annum providing a good degree of running income with two unacted open market rent reviews.

The property is suitable for local developers looking for their next add-value opportunity on a subject-to-planning basis. There is potential to significantly increase the existing commercial envelope consisting of the extension of to the rear of 67 Lee High Road alongside the potential removal of the central staircase to generate a significant, open-plan commercial unit (STPP). The property does not fall within a conservation area and benefitted from planning permission which has since lapsed (Ref No: DC/16/098404).

67 Lee High Road – The ground floor unit is let on a 10-year lease from 15th February 2019 at a passing rent of £12,000pa. There are rent reviews on each 3rd anniversary.
69 Lee High Road – The ground floor unit is let on a 15-year lease from 1st November 2013 at a passing rent of £13,000pa. There are rent reviews on each 3rd anniversary.
We understand that both leases are contracted outside of the provision of Section 28 of the 1954 LTA Act.

One Residential unit is vacant with the other under notice, each will be provided with vacant possession on completion of the legal formalities.

Location

The subject property is located on the northern end of Lee High Road near Lewisham High Street and is a busy thoroughfare for local trade enjoying high levels of vehicular and pedestrian traffic. There is an excellent level of local amenities including Marks and Spencer's, H&M, McDonald's and Iceland that all surround Lewisham's famous open-air market that hosts a wide range of local traders. Lewisham is very well connected to Central London offering fast and efficient mainline services into Victoria, Cannon St and Charing Cross.

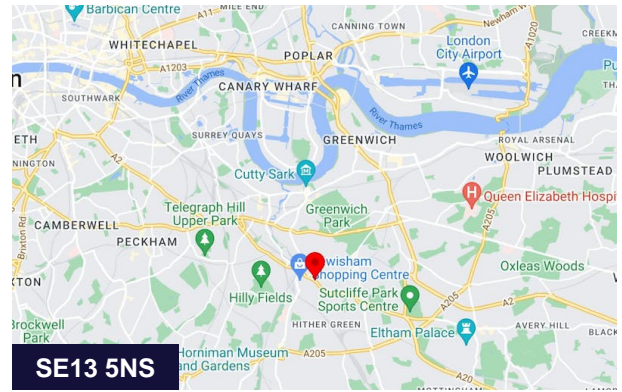
Terms

Guide Price: £950,000 subject to contract & without prejudice.

AML: The purchaser will be required to provide the necessary information to satisfy AML requirements.

Viewings: The properties may be inspected internally strictly through prior appointment. Prospective purchasers should be aware that inspections are made entirely at their own risk and no liability is accepted by the vendor or their agent.

EPC: 67 Lee High Road: D (91) 69 Lee High Road: E (104) 67a Lee High Road: D (60) 69a Lee High Road: D (59).



Viewing & Further Information



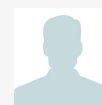
Chris Ryan

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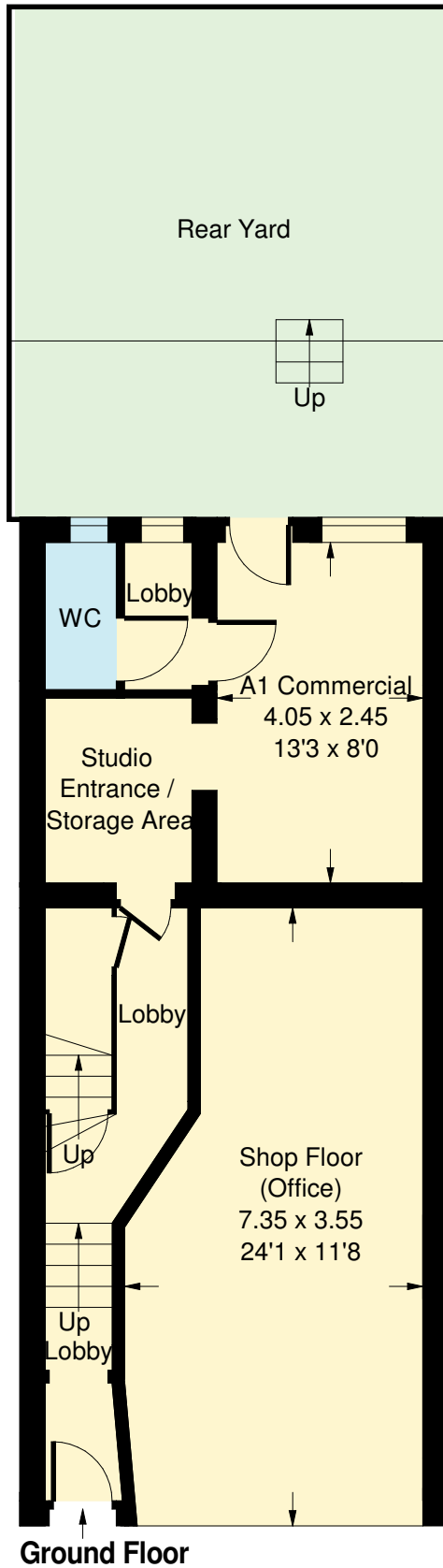
Jonathan Hacker

020 7355 0285
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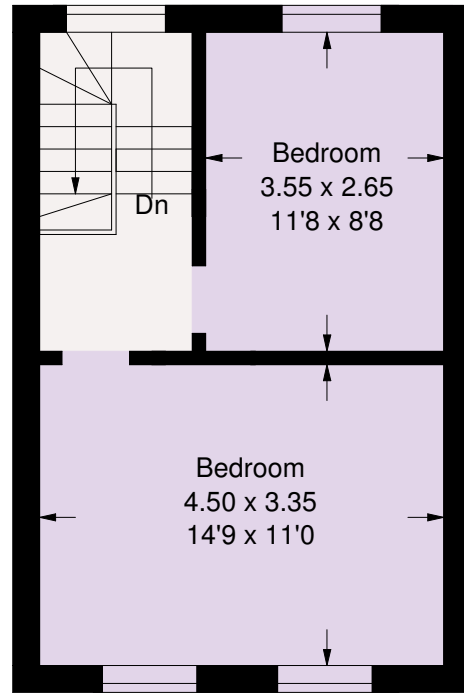
The above information contained within this email is sent subject to contract. These particulars are for general information only and do not constitute any part of an offer or contract. All statements contained therein are made without responsibility on the part of the vendors or lessors and are not to be relied upon as statement or representation of fact. Intending purchasers or lessees must satisfy themselves, by inspection, or otherwise, as to the correctness of each of the statements of dimensions contained in these particulars. Generated on 24/03/2025

Lee High Road, SE13

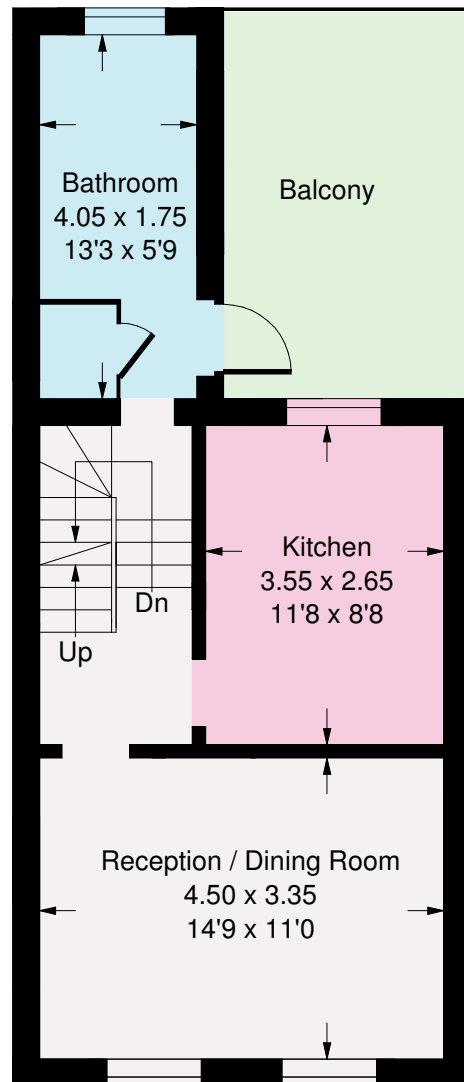
Approximate Gross Internal Area
 Ground Floor = 50.5 sq m / 544 sq ft
 First & Second Floor = 71.2 sq m / 766 sq ft
 Total = 121.7 sq m / 1310 sq ft



Ground Floor



Second Floor

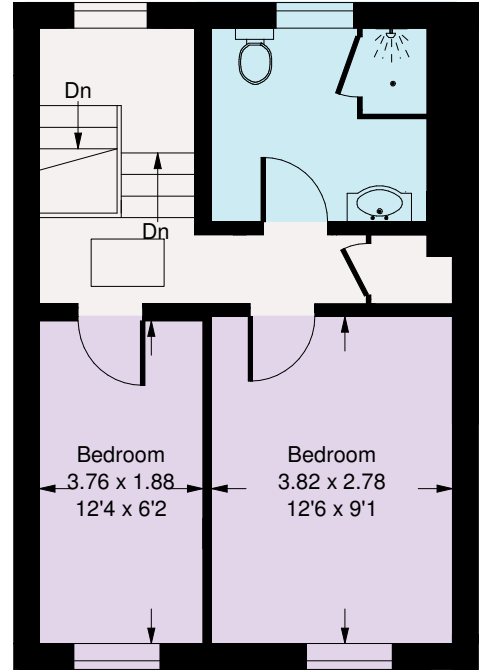
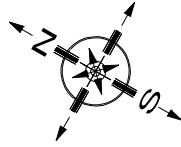
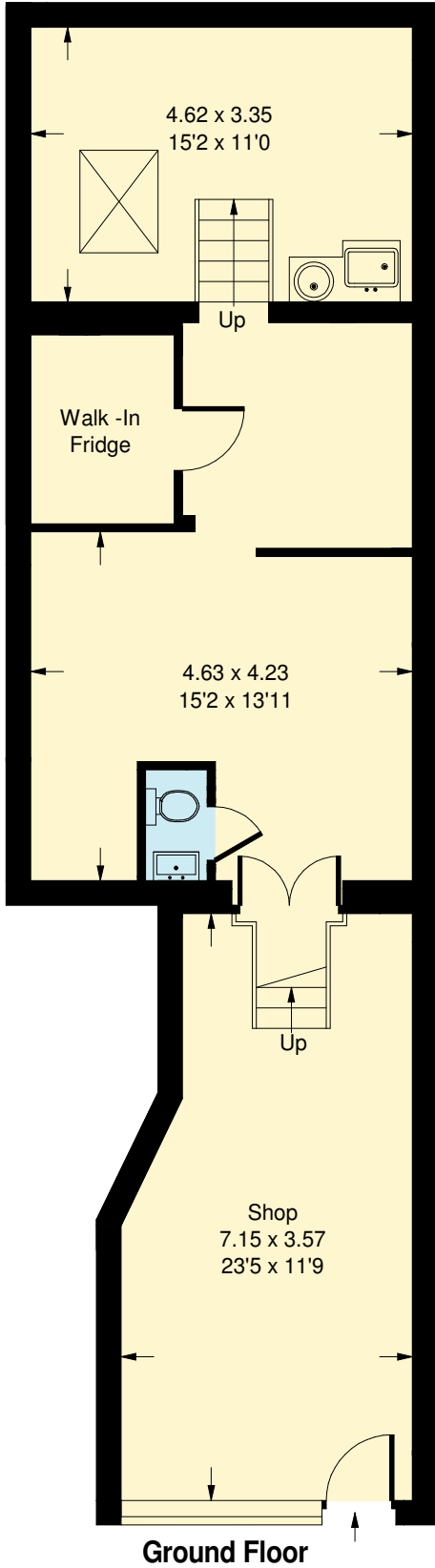


First Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements are approximate and not to scale. No guarantee is given on the total square footage of the property quoted on the plan. Figures given are for guidance. Plan is for illustration purposes only, not to be used for valuations.

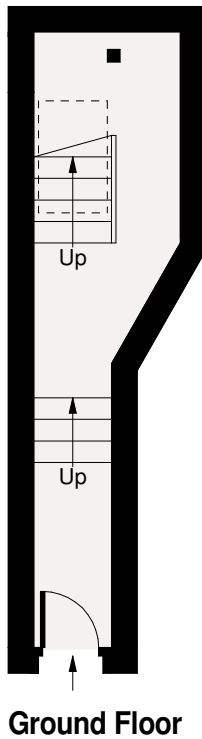
Lee High Road, SE17

Approx. Gross Internal Area
 Commercial Area : 72.6 sq m / 781 sq ft
 Residential Area : 76.9 sq m / 828 sq ft

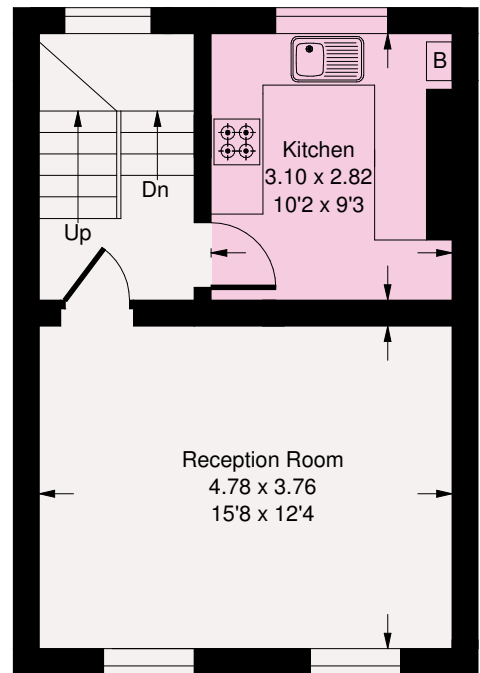


Second Floor

--- = Reduced headroom
 below 1.5 m / 5'0



Ground Floor



First Floor

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