



67-69 Lee High Road

Lewisham, London, SE13 5NS

## Two Freehold buildings with significant development potential.

2,919 sq ft  
(271.18 sq m)

- Excellent opportunity within Lewisham's Central Business District.
- Property lends itself to HMO conversion, alternatively a number of residential dwellings.
- Vibrant South London community with excellent Central London access.
- Attractive Capital Value @ £368 p/s/f.
- Available immediately.



# 67-69 Lee High Road, Lewisham, London, SE13 5NS

## Summary

<b>Available Size</b>	2,919 sq ft
<b>Price</b>	£1,075,000 Guide Price
<b>EPC Rating</b>	D (91)

## Description

The subject property is located in the London Borough of Lewisham and comprises an excellent two adjoining mixed-use properties arranged over three floors. There are four separate Tenancies, two ASTs and two commercial leases, the total rent passing is £57,355 per annum providing a good degree of running income.

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 envelope of the property via change of use of the rear parts of the commercial, upward and rear extensions. The property does not fall within a conservation area.

### Occupational Commercial Tenancies:

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.

### Residential ASTs:

The two residential units are let on Standard ASTs with 67A Lee High Road rented £16,155pa and 69A Lee High Road is let at 16,200pa.

## 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

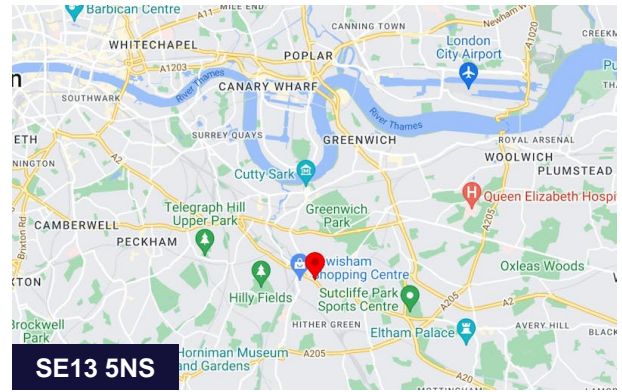
Legal Title & Tenure: The Freehold Title is as follows:-

- 67 Lee High Road, London SE13 5NS (Title Number: LN178260)
- 69 Lee High Road, London SE13 5NS (Title Number: TGL59354)

Services: It is our understanding that mains water, electricity, gas and drainage are provided. However, it is the responsibility of the purchaser to ensure that services are available and adequate for any proposed development.

Business Rates: • 67 Lee High Road - £5,300 (rateable value) • 69 Lee High Road - £6,500 (rateable value)

VAT: Not Applicable.



## Viewing & Further Information



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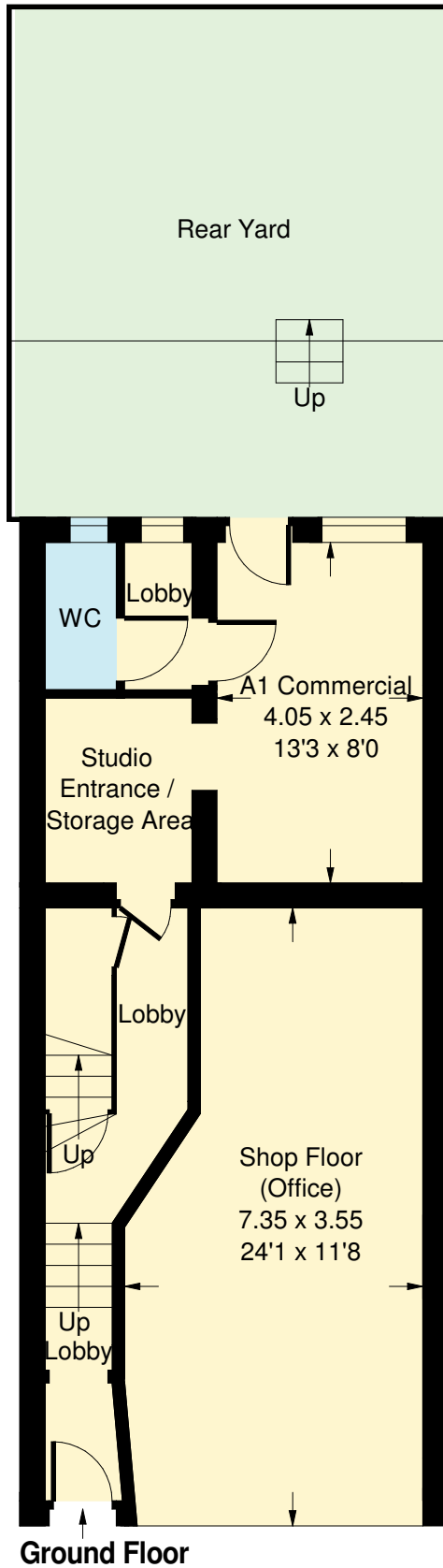
### Chris Ryan

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cryan@winkworth.co.uk

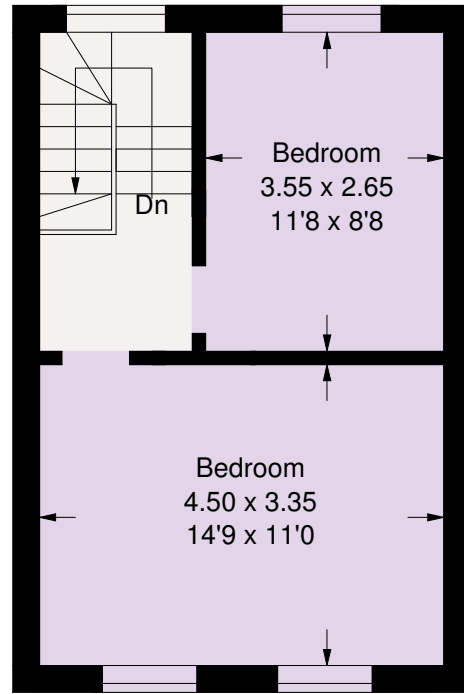
The above information contained within this email is sent subject to contract. These particulars are for general information only and do not constitute any part of an offer or contract. All statements contained therein are made without responsibility on the part of the vendors or lessors and are not 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 27/01/2025

# Lee High Road, SE13

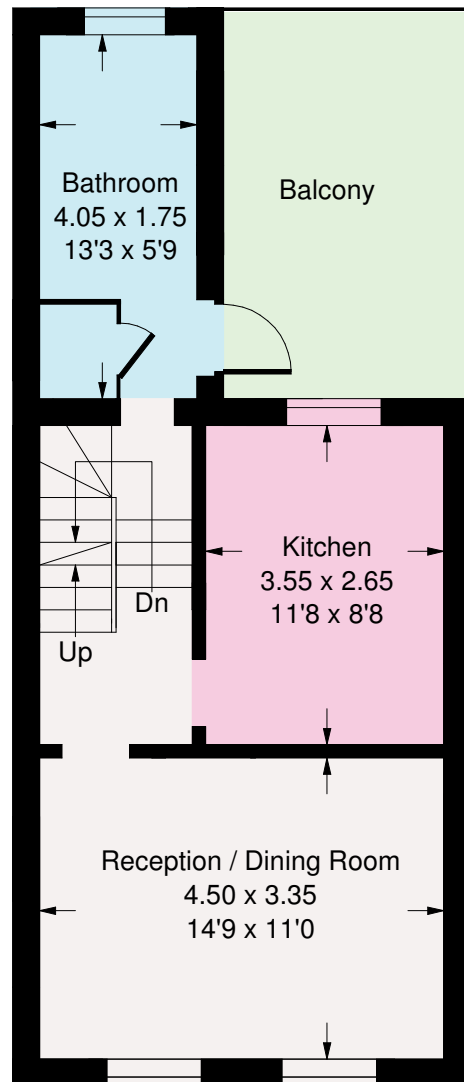
Approximate Gross Internal Area  
 Ground Floor = 50.5 sq m / 544 sq ft  
 First & Second Floor = 71.2 sq m / 766 sq ft  
 Total = 121.7 sq m / 1310 sq ft



**Ground Floor**



**Second Floor**

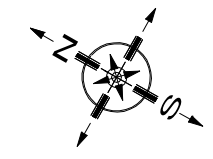
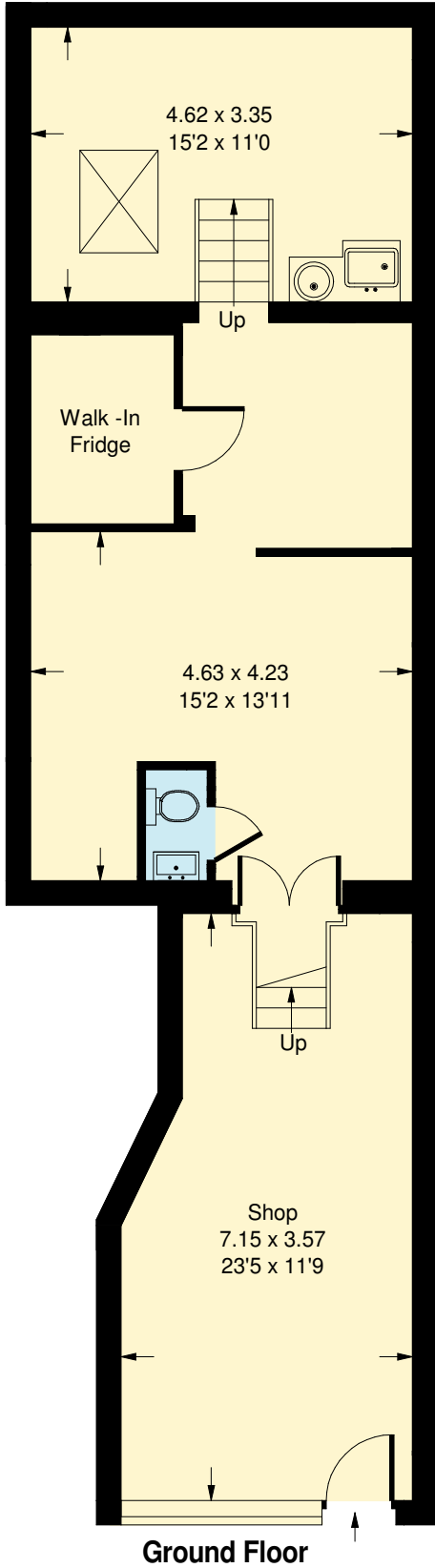


**First Floor**

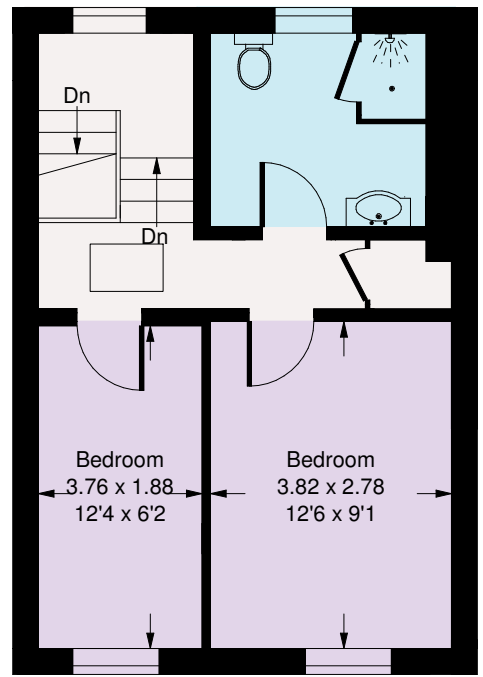
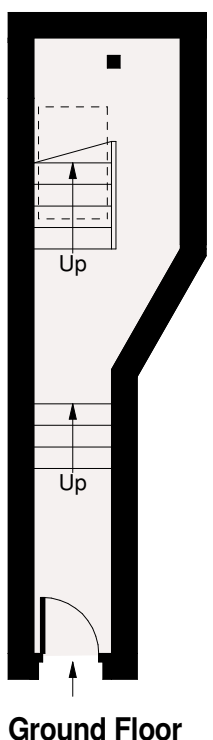
Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements are approximate and not to scale. No guarantee is given on the total square footage of the property quoted on the plan. Figures given are for guidance. Plan is for illustration purposes only, not to be used for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

# Lee High Road, SE17

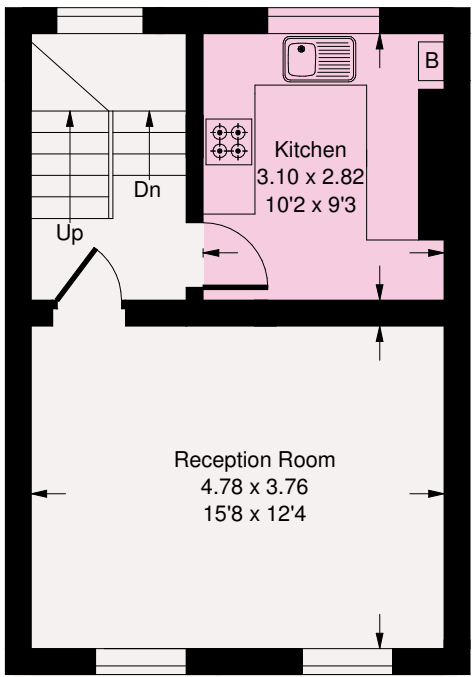
Approx. Gross Internal Area  
 Commercial Area : 72.6 sq m / 781 sq ft  
 Residential Area : 76.9 sq m / 828 sq ft



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



**Second Floor**



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