

# JOHN PAYNE COMMERCIAL

SALES | LETTINGS | LAND | INVESTMENTS

**FREEHOLD SHOP + UPPER PART**  
**BLACKHEATH VILLAGE**  
**FORMER RESTAURANT/OFFICE BUILDING**  
**TOTAL AREA APPROX 4,112 SQ FT**  
**POTENTIALLY VACANT**  
**CURRENTLY PRODUCING £54,300 PA**  
**(ESTIMATED ERV £93,000 PA)**  
**POTENTIAL FOR EXTENSION AND**  
**RESIDENTIAL CONVERSION (S TO P)**



**5 LEE ROAD, BLACKHEATH, SE3 9RQ**  
**GUIDE £1,400,000**

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>	Situated on the east side of Lee Road close to the junction with Lee Terrace and almost opposite Blackheath Railway Station (Charing Cross 15 minutes). Greenwich and the Royal Park lie approximately 1.2 miles to the north and Lewisham a similar distance to the west.																				
<b>Description:</b>	<p>A five-storey period building comprising ground floor and basement formerly trading as Copper &amp; Ink restaurant together with three floors of self-contained offices above, access to the rear via Cresswell Park. The upper part offers a total of eight rooms, five of which are let on monthly Licences and producing £54,300 PA.  Potential <b>ERV £93,300 PA</b> when offices fully let.  The restaurant is air conditioned and has the capacity for 80 covers.</p> <p>The lease to Copper &amp; Ink was at a rent of £53,000pa</p> <p><b>NB. There is provision for a new staircase to be installed providing access to the upper part from the Lee Road frontage.</b></p>																				
<b>Accommodation:</b>	<table> <tr> <td>Ground Floor</td> <td>885 sq ft (630 ITZA)</td> <td>}</td> <td>1,197 SQ FT</td> </tr> <tr> <td>Basement</td> <td>1,112 sq ft</td> <td>}</td> <td></td> </tr> <tr> <td>First Floor</td> <td>675 sq ft</td> <td>}</td> <td></td> </tr> <tr> <td>Second Floor</td> <td>735 sq ft</td> <td>}</td> <td>2,115 SQ FT</td> </tr> <tr> <td>Third Floor</td> <td>705 sq ft</td> <td>}</td> <td></td> </tr> </table> <p><b>TOTAL AREA APPROXIMATELY 4,112 SQ FT</b></p>	Ground Floor	885 sq ft (630 ITZA)	}	1,197 SQ FT	Basement	1,112 sq ft	}		First Floor	675 sq ft	}		Second Floor	735 sq ft	}	2,115 SQ FT	Third Floor	705 sq ft	}	
Ground Floor	885 sq ft (630 ITZA)	}	1,197 SQ FT																		
Basement	1,112 sq ft	}																			
First Floor	675 sq ft	}																			
Second Floor	735 sq ft	}	2,115 SQ FT																		
Third Floor	705 sq ft	}																			
<b>Terms:</b>	<p>The property is offered with the potential of obtaining vacant possession of the first, second and third floor offices comprising eight rooms totalling 2,115 sq ft , five of which are currently let on monthly Licences.</p> <p><b>Subject to planning this space would be ideal for conversion into residential accommodation.</b></p>																				
<b>Business Rates:</b>	Interested parties are advised to make their own enquiries to the local Authority, being the Royal Borough of Greenwich.																				
<b>VAT:</b>	Not applicable																				
<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																				

JP/EJ/LR5/C00761

Misdescriptions Act 1991

Whilst every effort has been made to ensure the accuracy of these particulars they are in no way guaranteed and do not and will not constitute any part of a contract or any other form of agreement. No liability shall attach to John Payne Commercial or its representatives in relation to anything stated or omitted from these particulars. All prospective lessees purchasers are invited to and expected to inspect the property to check the accuracy of these particulars and to seek appropriate advice from their surveyor and/or solicitor

# JOHN PAYNE COMMERCIAL

SALES | LETTINGS | LAND | INVESTMENTS

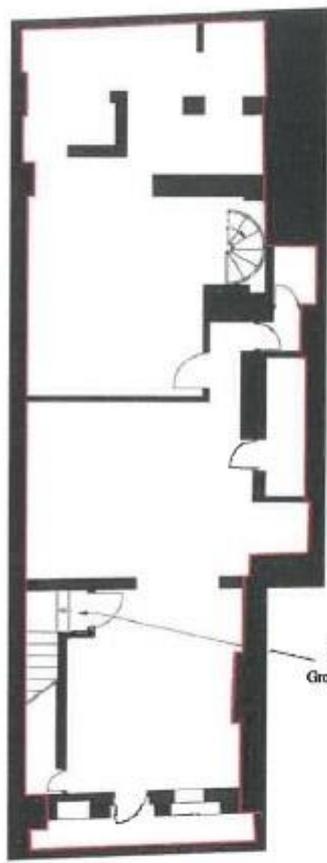


## Commercial Property Agents & Surveyors

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



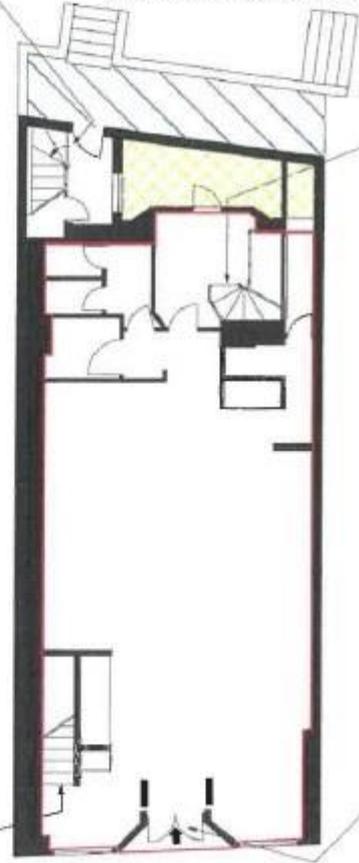
**BASEMENT**

Access To Upper Floor

Stairs Up To Ground Floor



Ordnance Survey (c) Crown Copyright 2018. All rights reserved. Scale 1:1250  
 The OS Map is used to show the location of the property within the surrounding area. The details of the leased property is shown on the main, larger plan.



**GROUND FLOOR**

Stairs Down To Basement

Stairs Down To Basement

Entrance To Shop

Misdescriptions Act 1991

Whilst every effort has been made to ensure the accuracy of these particulars they are in no way guaranteed and do not and will not constitute any part of a contract or any other form of agreement. No liability shall attach to John Payne Commercial or its representatives in relation to anything stated or omitted from these particulars. All prospective lessees purchasers are invited to and expected to inspect the property to check the accuracy of these particulars and to seek appropriate advice from their surveyor and/or solicitor