



BAXTER PHILIPS
020 8313 9000
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Retail Premises - To Let
E-CLASS

5b-7a Dartmouth Road
London
SE23 3HN

LOCATION

Set in a prominent position, the property enjoys continuous pedestrian and vehicle traffic, making it ideal for retail, hospitality, services, or a dynamic mixed-use concept. Only a short walk from Forest Hill Station, offering Overground and National Rail services to central London and beyond.

DESCRIPTION

The property forms two retail units with E-Class use including modern shop front, air conditioning, staff kitchen area and office fitout.

ACCOMMODATION

The premises offer the following dimensions and areas:

Retail Area: 889 sq. ft – 82.6 sq. m

Staff Area: 81 sq. ft – 7.61sq. m

TERMS

Available via lease assignment, currently held by our clients by way of two leases with break options available in February 2027 subject to six months notice.

RENT

Current rent total rent payable: £39,000 per annum

VAT

We are advised that VAT is not payable in addition to the rent.

EPC - Rating: C

RATES

Rateable Value (2023): £29,250

April 2026: £29,500

<http://www.gov.uk/apply-for-business-rate-relief/small-business-rate-relief>

LEGAL COSTS

Each party is responsible for their own legal costs incurred in this transaction.

VIEWING



Strictly via sole agents.

Philip Lapper Tel: 020 8313 9000

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Subject to contract

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