Unit 4, Lewisham Shopping Centre, Lewisham

Location
Lewisham Shopping Centre is a 340,000 sq ft enclosed shopping centre mall at the heart of Lewisham Town Centre, benefiting from a footfall of approximately 185,000 per week.

The subject property is located on East Walk, close to the entrance to Lewisham High Street and close to Warren James, Foot Locker, Fragrance Shop, Vodafone and Claire’s. Other retailers in the centre include H&M, Next, Costa, TK Maxx and Marks & Spencer.

Accommodation
<table>
<thead>
<tr>
<th>Floor</th>
<th>Area (sq ft)</th>
<th>Area (sq m)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ground Floor</td>
<td>1,539</td>
<td>143.03</td>
</tr>
<tr>
<td>First Floor</td>
<td>1,188</td>
<td>110.41</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>2,727</strong></td>
<td><strong>253.44</strong></td>
</tr>
</tbody>
</table>

Lease Term
The property is available for a term to be agreed, subject to 5 yearly upward only rent reviews.

Rent
£125,000 per annum exclusive.

Rates
<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Rateable Value</td>
<td>£126,000</td>
</tr>
<tr>
<td>Rates Payable (2016/17)</td>
<td>£62,622</td>
</tr>
</tbody>
</table>

Interested parties are advised to make their own enquiries to confirm this information.

Service Charge
Approximately £24,295 per annum.

Energy Performance Certificate
Available upon request.

Costs
Each party is to be responsible for its own legal costs incurred in this transaction.

Viewing
Strictly by prior appointment via KLM Retail.

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