



# 86-92 HIGH STREET LEWISHAM, SE13 5JH

Unbroken Mixed Use Freehold Parade located within the  
London Borough of Lewisham



86-92 High Street | **Lewisham** | SE13 5JH

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## Investment Considerations

- Lewisham is a vibrant and densely populated borough in south east London, situated approximately 2 miles south of Greenwich and 6 miles south east of Central London
- **Mixed-Use Freehold parade** comprising four adjoining buildings
- Four retail units and 14 residential units comprising:
  - 5 x studios
  - 2 x one bedroom flats
  - 6 x two bedroom flats
  - 1 x three bedroom flat
- The flats are fully let on an annual AST agreements producing a total current income of £271,172 per annum
- The retail element is multi let to four tenants producing a total current income of £273,000 per annum
- Total current rental income of £544,172 per annum
- Estimated Rental Value: **£556,680 per annum**
- WAULT to expiry of 9.4 years and 4.4 years to break on the retail element
- The property occupies a strategic position on Lewisham High Street, adjacent to an entrance of the Landsec owned 350,000 sq ft Lewisham Shopping Centre

## PROPOSAL

Offers are invited in excess of **£7,000,000 (Seven Million Pounds)** for the Freehold interest, subject to contract and exclusive of VAT, which reflects a **Gross Yield of 7.77%** off the passing rent and **8%** off the ERV. This reflects a low £ psf on the residential element of circa £390psf.





West  
End

St Pauls  
Cathedral

City of  
London

Local Leisure  
Centre

Lewisham  
Gateway  
Development



Lewisham Railway  
Station & DLR

Lewisham  
Police Station

Canary Wharf

Lewisham Shopping Centre  
(Landsec U+I 17 acre mixed use master  
plan as detailed on page 6)

SUBJECT  
PROPERTY

Lewisham High Street





## Location

Lewisham is a vibrant and densely populated borough in south-east London, situated approximately 2 miles south of Greenwich and 6 miles south-east of Central London. It is bordered by Deptford to the north, Brockley to the west, and Blackheath to the east.

The property occupies a highly prominent position on the west side of Lewisham High Street (A20). The town centre benefits from a strong commercial presence, with a wide variety of local shops, cafés, bars, and restaurants contributing to the area's dynamic character.

Directly adjacent to the property is an entrance to Lewisham Shopping Centre, home to major retailers including Primark, Marks & Spencer, H&M, TK Maxx, JD Sports and Sainsburys, among many others—further enhancing the area's strong retail offering.

The subject property is also in close proximity to green open spaces, with Blackheath Common and the Royal Park of Greenwich located approximately 1 mile to the north, providing excellent leisure and recreational amenities.



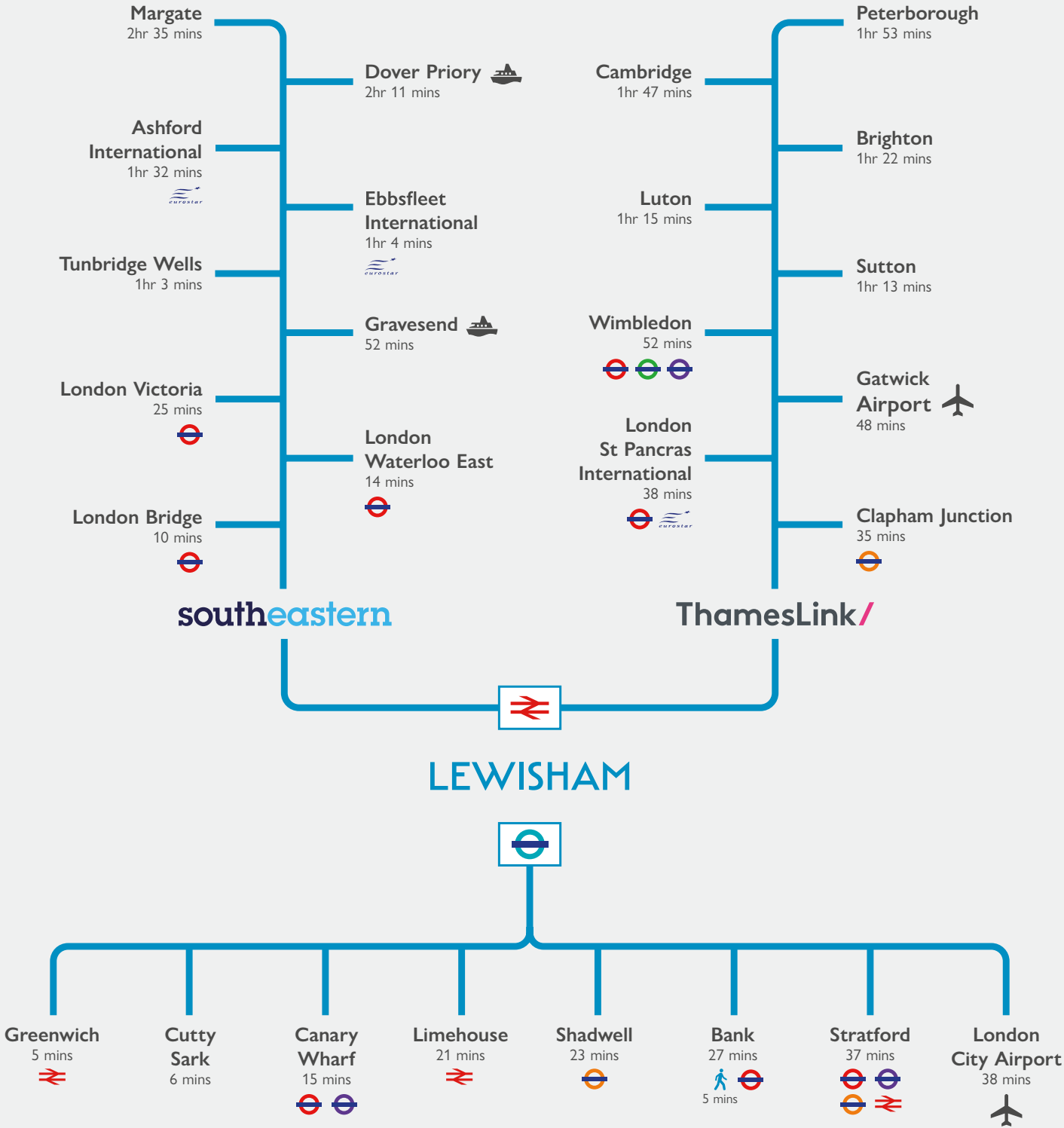


### Connectivity

Lewisham has exceptional transport links, with Lewisham Railway Station providing direct services via the Thameslink and Southeastern railways. The area is also served by the Lewisham Docklands Light Railway (DLR) Station, offering fast and frequent connections to Canary Wharf, Bank, and other key London destinations.

Lewisham High Street is a major public transport corridor, with numerous bus routes passing directly in front of the property. These services provide excellent access to surrounding neighbourhoods and the wider Greater London area.

The area benefits from being situated in a strategic location on the A20, a key arterial route connecting Central London to the north and the M25 motorway to the south, offering seamless access to the national road network. The South Circular (A205) is also easily accessible, further enhancing the property’s connectivity by road.







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## Lewisham Gateway: A Landmark in Urban Regeneration

The Lewisham Gateway project represents one of southeast London's most transformative regeneration initiatives. This £500 million scheme has reimagined a former traffic-dominated interchange into a thriving, mixed-use destination enhancing transport connectivity, delivering much-needed housing, and creating high-quality public spaces. Initiated in 2004, the development has redefined the heart of Lewisham town centre.

As a key milestone in the borough's long-term vision, Lewisham Gateway sets the stage for the next phase of transformation. Plans are underway for the neighbouring Lewisham Town Centre site, with new proposals further reinforcing Lewisham's evolution into a modern, well-connected metropolitan hub.



Lewisham Gateway Project



## Lewisham Shopping Centre Masterplan

Landsec U+I have submitted their plans for the redevelopment of the 350,000 sq ft Lewisham Shopping Centre. The 17-acre master plan will replace the current scheme with a new mixed-use district featuring 1,700 homes, 445 co-living units, and 661 student bedrooms, along with commercial spaces, green areas, and a new pedestrianized high street.

## Town Centre Regeneration

Lewisham Council has secured over £24 million from the Government's Levelling Up Fund to deliver a bold regeneration of Lewisham Town Centre. This major investment will deliver 1,700 new homes with at least 20% designated for key workers and affordable rent alongside revitalised public spaces that enhance the area's appeal for residents, businesses, and visitors.

Key elements include the transformation of Lewisham's historic market, upgrades to streetscapes with new paving, lighting, trees, landscaping and the restoration of the iconic Grade II listed Clock Tower.

Lewisham Library will be refurbished to become a cultural and business hub, anchored by the new 'Lewisham Lounge' a flexible space for exhibitions, events, and community engagement.

Further improvements will enhance the high street's accessibility and sustainability, with new pedestrian routes, cycling infrastructure, green spaces, EV charging points, and initiatives supporting the borough's net-zero 2030 ambition.





## Tenure

Freehold.

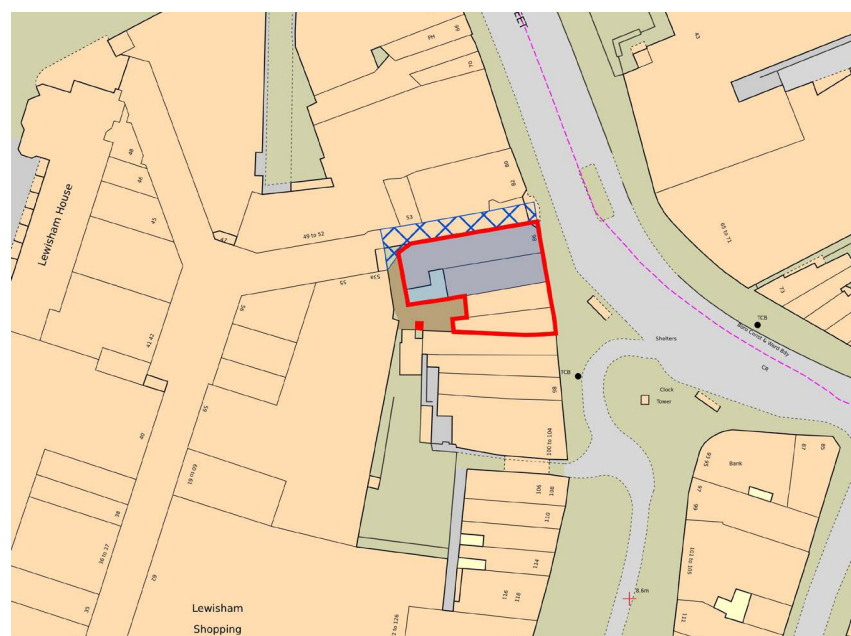
## Description

The property comprises a mixed-use Freehold parade comprising four adjoining buildings arranged over basement, ground and three upper floors. The building provides four retail units at ground floor, with residential accommodation above totalling 14 self-contained residential units which are let on AST agreements. The residential element is configured as below:

- 5 x studios
- 2 x one bedroom flats
- 6 x two bedroom flats
- 1 x three bedroom flats

The entrance to the flats is situated between 86 & 88 high street. A number of flats benefit from balconies and/or external terracing.

The commercial accommodation comprises c.6,178 sq ft, configured as four retail units, with unit 88 having rear yard access.



For identification purposes only







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Tenancies and Current Rent Reserved

Residential

The flats are currently fully let subject to Assured Shorthold Tenancies with a total current passing rent of £271,172 per annum.

Commercial

The commercial units are currently let subject to individual, effectively Full Repairing and Insuring leases producing a total current passing rent of £273,000 per annum.

Therefore the total current rent reserved for the entire property is £544,172 per annum.

A full accommodation and tenancy schedule is available to download within the data room.

Estimated Rental Value

We are of the opinion that the Estimated Rental Value is in the region of £556,680 per annum  
Interested parties should make their own enquiries.

Tenancy and Accommodation Schedule

Unit	Floor	Accommodation	Outdoor Space	Size		Tenancy Start Date	Tenancy End Date	Current Annual Income		Estimated Rental Value	
				Sq M	Sq Ft			PCM	PA	PCM	PA
Flat 1	First	Three Bedrooms, Bathroom, Kitchen	Shared access to roof terrace	83.89	903	29/09/2024	28/09/2025	£2,350	£28,200	£2,350	£28,200
Flat 2	First	One Bedroom, Bathroom, Kitchen/Living Room	Shared access to roof terrace	49.98	538	05/08/2024	04/08/2026	£1,582	£18,980	£1,550	£18,600
Flat 3	First	Studio/Living Room, Bathroom, Kitchen	Shared access to roof terrace	37.44	403	09/09/2024	09/10/2025	£1,150	£13,800	£1,250	£15,000
Flat 4	Second	Studio/Living Room, Bathroom, Kitchen	Shared access to roof terrace	41.62	448	02/09/2024	01/08/2025	£1,200	£14,400	£1,250	£15,000
Flat 5	Second	Studio/Living Room, Bathroom, Kitchen	Shared access to roof terrace	44.69	481	06/09/2024	06/09/2025	£1,225	£14,700	£1,250	£15,000
Flat 6	Second	Studio/Living Room, Bathroom, Kitchen	Shared access to roof terrace	42.92	462	05/08/2024	04/08/2025	£1,250	£15,000	£1,250	£15,000
Flat 7	Second	One Bedroom, Bathroom, Kitchen/Living Room	Shared access to roof terrace	55.46	597	06/06/2025	05/06/2026	£1,500	£18,000	£1,550	£18,600
Flat 8	Third	Two Bedrooms, Bathroom, Kitchen/Living Room	Private Balcony	75.81	816	01/07/2024	30/06/2026	£1,930	£23,160	£1,990	£23,880
Flat 9	Third	Two Bedrooms, Bathroom, Kitchen/Living Room	Private Balcony	83.52	899	24/10/2024	23/10/2025	£1,800	£21,600	£1,990	£23,880
Flat 10	First	Two Bedrooms, Bathroom, Kitchen/Living Room	Shared access to roof terrace	75.44	812	16/08/2024	15/05/2025	£1,820	£21,840	£1,990	£23,880
Flat 11	Second/Third	Two Bedrooms, Bathroom, Kitchen/Living Room	Shared access to roof terrace	75.34	811	29/01/2025	28/01/2026	£2,015	£24,180	£1,990	£23,880
Flat 12	First	Studio/Living Room, Bathroom, Kitchen	Shared access to roof terrace	46.73	503	14/06/2024	11/07/2025	£1,175	£14,100	£1,250	£15,000
Flat 13	Second/Third	Two Bedrooms, Bathroom, Kitchen/Living Room	Shared access to roof terrace	77.95	839	31/01/2025	30/01/2026	£1,775	£21,300	£1,990	£23,880
Flat 14	First	Two Bedrooms, Two Bathrooms, Kitchen/Living Room	Shared access to roof terrace	86.96	936	07/08/2024	06/08/2025	£1,826	£21,912	£1,990	£23,880
Total				878	9,448			£22,598	£271,172	£23,640	£283,680

Unit	Tenant	Floor	ITZA sq ft	Ground Floor Area Sq Ft	Lease Start Date	Tenancy End Date	Rent Review	Break Date	Current Rent (PA)	ERV (PA)	Comments
86	Power Leisure Bookmakers Ltd	Ground	907	2,740	11/10/2024	10/10/2034	10/10/2029	10/10/2029	£88,000	£88,000	Tenant renewed October 24, the tenant received 3 months rent free incentive.
88	CEX (Franchising) Limited	Ground	700	1,422	31/07/2022	30/07/2032	31/07/2027	30/07/2027	£65,000	£65,000	Tenant renewed in July 22.
90	T4 UK Ltd t/a T4	Ground/Basement	597	996	08/08/2022	11/07/2032	08/08/2027	08/08/2027	£60,000	£60,000	Rent at review to be agreed 3 months before the review date/ open market rent.
92	Chongie Entertainment UK Limited t/a Little Vegas	Ground/Basement	591	1,020	04/09/2024	04/09/2039	04/09/2029 & 04/09/2034	04/09/2034 Tenant Only	£60,000	£60,000	Guarantee from Whittaker Arcades Limited for the first three years of lease, who have an Experian Rating of 100/100. 3 month rent deposit held. 5 yearly upwards only rent reviews to open market value.
Total				6,178					£273,000	£273,000	





Covenant

Power Leisure Bookmakers Limited t/a Paddy Power (03822566)



Founded in 1999 Power Leisure Bookmakers Limited is a gambling brand known for Sports betting and gaming operations. Recognised as the Parent Company for Paddy Power PLC which operates in over 250 shops in Ireland and over 350 in the UK, including London, Manchester, Glasgow and Belfast.

	31/12/2023	31/12/2022	31/12/2021
Turnover (£)	1,232,866,000	1,004,941,000	846,434,000
Pre Tax Profit (£)	145,929,000	142,074,000	(4,238,000)
Total Net Worth (£)	567,737,000	544,231,000	1,572,403,000

Experian Rating of 100/100 reflecting very low risk of default.

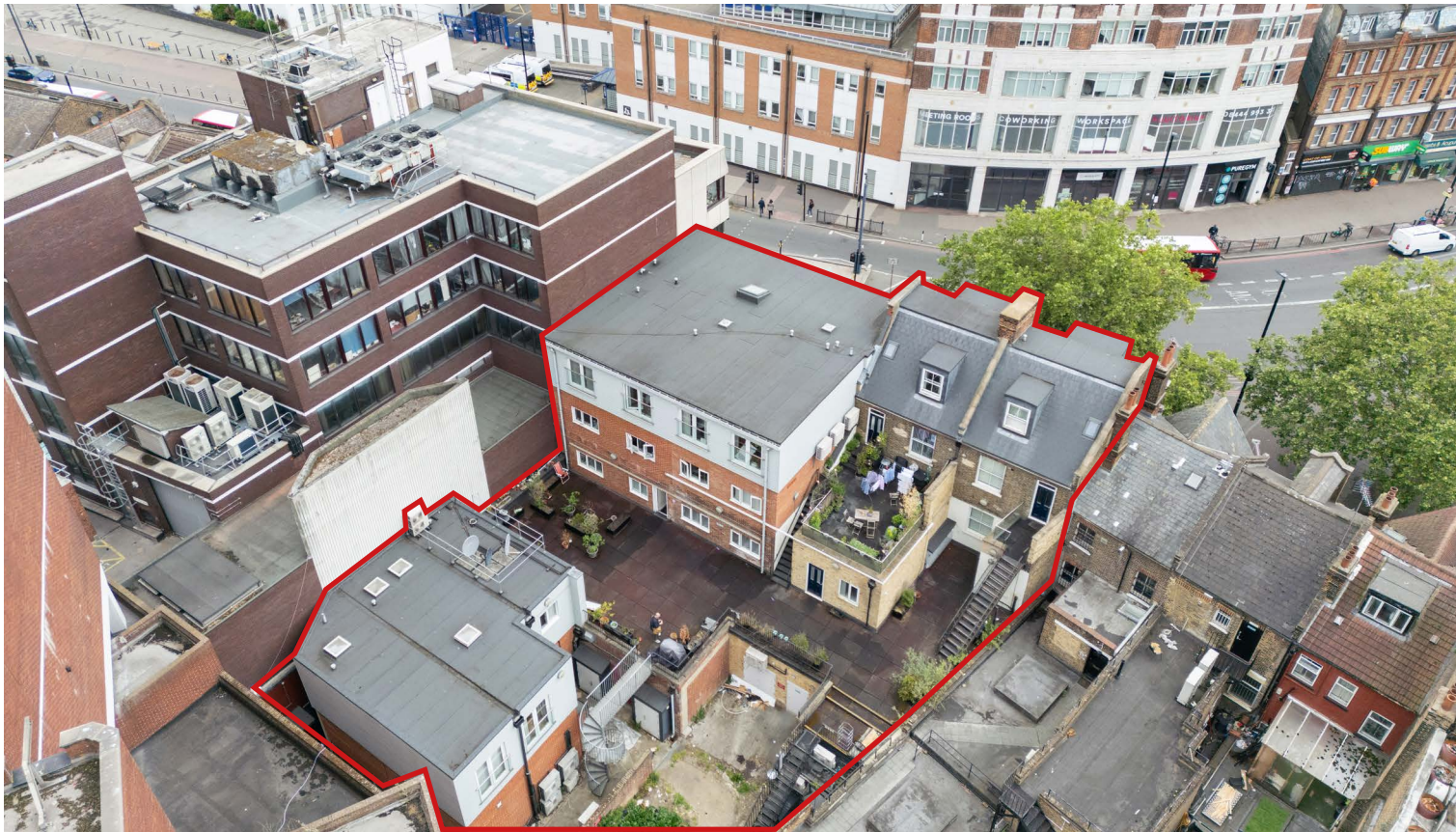
CEX (Franchising) Limited (05592492)



Founded in 1992, CEX is one of the largest second hand electrical goods chains in the UK operating in over 393 stores nationwide with a number of its locations being franchises. The retailer was originally established as the computer exchange, now predominantly dealing with a wider variety of electrical goods.

	31/12/2023	31/12/2022	31/12/2021
Turnover (£)	39,725,360	35,776,217	28,042,669
Pre Tax Profit (£)	1,601,110	2,728,673	1,955,089
Total Net Worth (£)	20,726,231	19,774,670	17,569,198

Experian Rating of 100/100 reflecting very low risk of default.







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LEWISHAM, SE13 5JH

## FURTHER INFORMATION

### AML

A successful bidder will be requested to provide information to satisfy the AML requirements when Heads of Terms are agreed.

### Data Room

Further information can be found on the data room.

- Title Documents
- EPCs
- Floor Plans

For dataroom access please use the following link:

86-92 High Street, Lewisham - Data Room

## Proposal

Offers sought in excess of **£7,000,000 (Seven Million Pounds)** for the Freehold interest, subject to existing tenancies and subject to contract, reflecting a **Gross Yield of 7.77%** off the passing rent and **8%** off the ERV.

### Contacts

For further information or to make arrangements for viewings please contact:

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**JACKSON  
CRISS**

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