

# Retail Unit - Forest Hill, SE23

TO LET

127 Stanstead Road, Forest Hill, London, SE23 1HH

**Harston & Co**

For more information call us on 020 3371 0061



HINDWOODS  
TO LET  
Large E-Commerce Unit  
1407 sq m (1421 sq ft)  
020 8858 9303  
hindwoods.co.uk

**CLUBTEK**  
DJ & AUDIO GEAR clubtek.co.uk  
020 8778 0422

**T BROWN**  
GROUP

Tel: 020 8786 1200

**T B G BM**

**Yazz Hairdress**

ALLIANCE AUDIO | VIBRATOR | BUDGETS | BUDGETS  
NON-DJ Numark | AKAI | ALESIS | M-AUDIO  
KAWAII | @adastra | dbx | citronic | behringer  
FET | RCF | db | NEXO  
MACKIE | ALTO | TRAKTOR | serato | audition | SHURE

**CLUBTEK**  
Pioneer Dj  
AUTHORISED

ODYSSEY | UDG | MAGNAN  
EQUINOX | ledj | KAM | CHAUVET 2  
PROEL | neq | Stagg | NEUTRIK

129A

128

## Highlights

- Retail unit to let in Forest Hill, SE23
- Approximately 3,766 square feet (350 square meters)
- 0.5 miles from Forest Hill train station
- Available with a new lease
- EPC Rating - B

## Location

The property is situated in the vibrant and well-connected neighbourhood of Forest Hill, located in the London Borough of Lewisham, SE23. This address benefits from a prime position on the A205 South Circular Road, offering direct routes across south London and easy access to both central London and suburban areas.

The property lies 0.5 miles from Forest Hill Station, providing fast and regular rail and Overground services to key destinations such as London Bridge, Shoreditch and Canada Water. Local bus routes also serve the area well, making commuting and travel convenient.

Please note all distances given are approximate only.

## Description

A ground floor retail unit with excellent frontage. The property measures approximately 3,766 square feet (350 square metres) on a GIA basis. It would be suitable for a range of uses subject to obtaining the appropriate consents.

Please note that the sizes given are approximate only. All interested parties are advised to rely on their own inspection and survey.

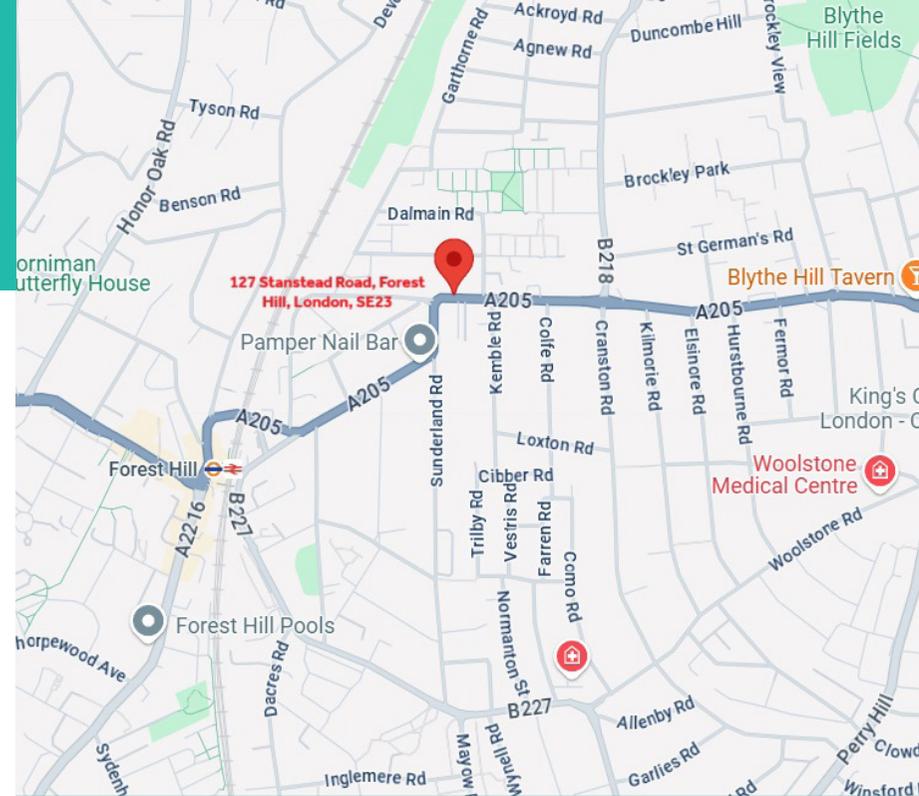
## Business Rates

Rateable Value: £45,000  
UBR (2025/26): 49.9/£  
Rates Payable: £22,455

These figures have been provided by the VOA. All interested parties are advised to make their own enquiries to confirm the accuracy of these figures with the London Borough of Lewisham business rates department.

## Terms

The property is available with a new lease at £85,000 per annum exclusive, with further terms to be agreed. All negotiations are strictly subject to contract.



Rent:

£85,000 per annum

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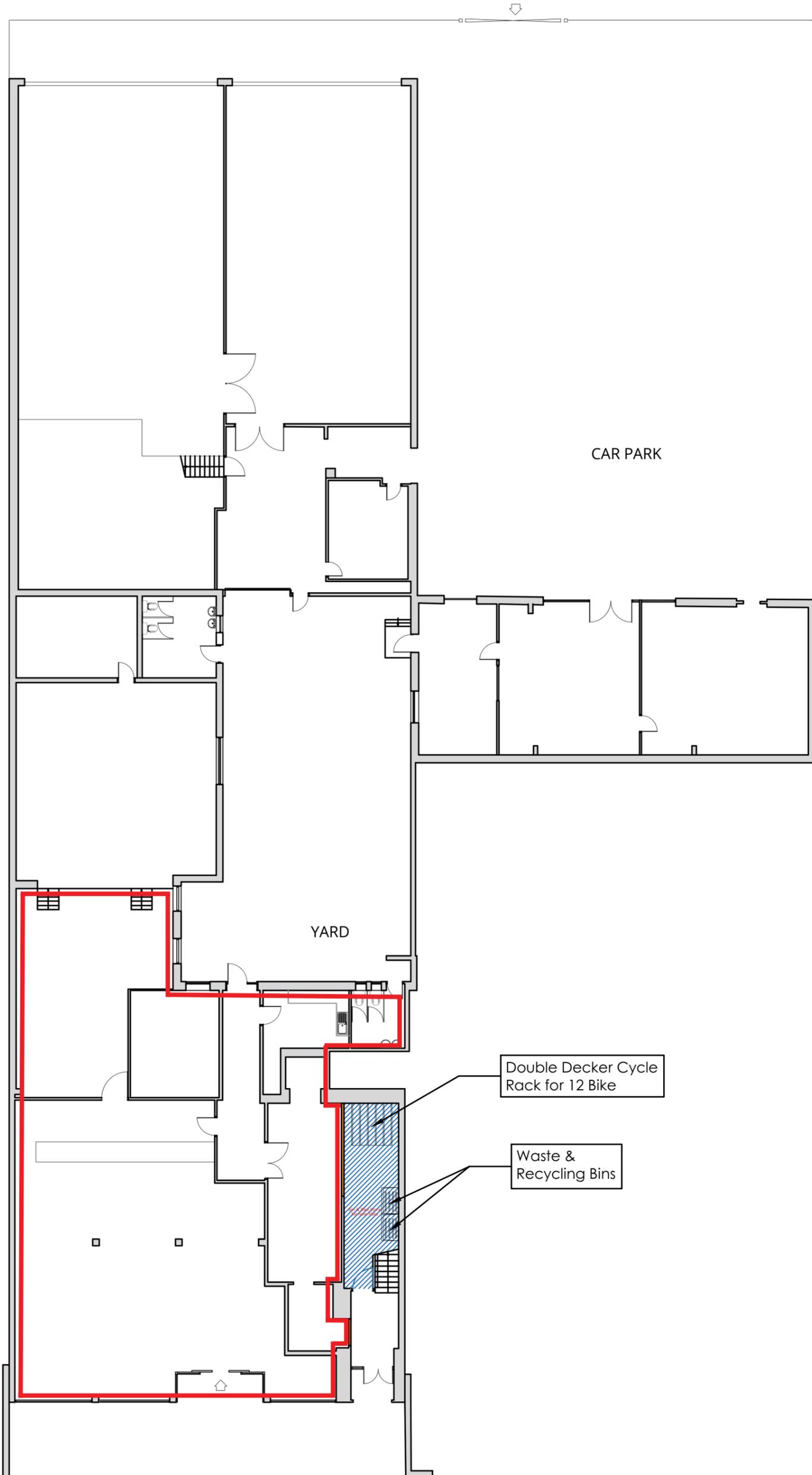
[harstonandco.co.uk](https://www.harstonandco.co.uk)

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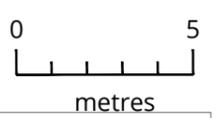
① Proposed Ground Floor Plan  
Scale 1:200

CAR PARK

YARD

Double Decker Cycle Rack for 12 Bike

Waste & Recycling Bins



Revisions:



Mountbatten House  
 1 Grosvenor Square  
 Southampton  
 Hampshire, SO15 2JU  
 Tel: 023 8022 2292

Project Title: 127 Stanstead Road, London SE23 1HH

Drawing Title: Proposed Ground Floor Plan

Client: CSJF Investments Ltd

Dwg No:	110	Scale:	1:200 @ A3
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Drawn:	FD	Date:	Apr 2025
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All dimensions are in millimeters and are to be checked on site. Contact Primmer Olds BAS with any queries and to report any discrepancies.