



244-246 Kirkdale, London, SE26 4NP

Well positioned double fronted retail shop TO LET



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244-246 Kirkdale, London, SE26 4NP

New Lease - Rent £19,500 per annum exclusive

LOCATION:

The property is situated fronting Kirkdale, which runs from Sydenham Hill to Sydenham town centre. The property shares the vicinity with a number of multiple traders including Robinson Jackson estate agents, Nando's, Mamma Dough and Pure Gym.

The property is in a prominent position benefitting from considerable passing vehicular traffic and an amount of pedestrian flow. Sydenham overground station is a short walk away and Kirkdale itself is a bus route.

DESCRIPTION:

The property comprises a double fronted ground floor lock-up shop most recently used for the sale of sportswear.

The unit is formed of an open plan sales area with WC and access to a rear roadway. The property also benefits from good ceiling heights and floor to ceiling glass frontage.

ACCOMMODATION:

Gross frontage	12.00m
Internal width	11.81m
Shop depth	8.40m
Sales area	85.49m ² (920ft ²)
WC	
Rear access	

Figures relating to accommodation are approximate and rounded up for the purpose of guidance. They should not be relied upon and potential occupiers are recommended to have a measured survey undertaken prior to making an offer.

TENURE:

The property is to be offered by way of a new lease, the length of which is to be negotiated.

USE/PLANNING:

We understand the property currently falls within Class E of the latest Use Classes Order and was most recently used for the sale of sportswear. The property is considered suitable for a variety of uses.

RENT/PRICE:

An initial rent of £19,500 (nineteen thousand five hundred pounds) per annum exclusive is sought.

BUSINESS RATES:

The property has a ratable value of £15,500 Interested parties should contact the local authority to confirm the rates PAYABLE. www.tax.service.gov.uk/business-rates-find/search

EPC RATING:

The property has an Energy Performance Rating of 61 within Band C

VAT:

All rental and capital figures quoted within these details are exclusive of V.A.T. unless otherwise stated.

VIEWINGS:

Viewings by prior arrangement – please telephone 0208 681 2000.

0208 681 2000

www.hnfproperty.com
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Viewings by prior arrangement - call our team for more information

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