



Former Snooker Hall, Bar and Function Room to Let

1 Spring Hill, Sydenham, SE26 4LD Arranged over 3 floors and considered suitable for a variety of operations

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Former Snooker Hall, Bar and Function Room to Let 1 Spring Hill, Sydenham, London, SE26 4LD £50,000 per annum exclusive

LOCATION: - The property is situated with accessways on Spring Hill, just off Kirkdale and Westwood Hill, in the centre of Sydenham. The property is a few moments' walk from Sydenham overground mainline station and also has easy access to numerous bus routes that service the wider area. Sydenham is a densely populated and reasonably affluent South-East London suburb which the property is capable of servicing. The property forms part of a wider block with a mixture of leisure and retail operations together with a business centre.

DESCRIPTION: - The property comprises former private members and snooker club arranged over lower ground, first and second floors within a larger building. The property is currently arranged as a lower ground floor bar, first floor snooker hall, second floor function room, together with a self-contained admin/office area. There are three main exit ways onto Spring Hill together with an external fire exit. There are two staircases servicing the first and second floors.

ACCOMMODATION:

Lower ground floor (bar)	1,440ft ² approx
Ground floor (office/store)	938ft ²
First floor	1,835ft ²
Second floor	2,030ft ²
Total floor area:	6,238ft ² approx

Plus hallways, stairwells, WCs at lower ground floor and second floor.

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

USE/PLANNING: - We understand the property was most recently used as a private members club, snooker hall and function room. We believe the property would therefore be suitable for a number of uses within Class D2 (Leisure) but alternative uses may be available subject to any necessary consents. Prospective tenants are advised to make their own enquiries of the local planning authority concerning existing and potential changes of use prior to offer.

RENT: - An initial rent of £50,000 is sought.

EPC RATING: - The property has an Energy Performance Certificate rating of 130 within Band F Rating.

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.

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Viewings by prior arrangement - call our team for more information

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