



21 Sydenham Road, London

Well positioned shop and basement to let

020 8681 2000

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21 Sydenham Road, London, SE26 5EX

£16,500 + VAT Leasehold

LOCATION: - The property is situated on the main retail pitch of Sydenham, fairly close to a pedestrian crossing and sharing the vicinity with a mixture of multiple and secondary traders. The property benefits from constant passing traffic and a steady pedestrian foot flow provided by the densely populated residential area.

DESCRIPTION: - The property comprises of a ground floor shop with a glazed double frontage and central entrance. The property most recently traded as Class A1 coffee shop, but would benefit all retail trades.

The large basement benefits from natural light coming in from the front via glass pavement bricks and is set out as individual rooms with a shower room and a WC.

The shop has good ceiling heights and stained exposed floorboards.

ACCOMMODATION:

Gross frontage	5.48m	(18ft)
Internal width	4.45m	(14.9ft)
Shop depth	14.47m	(47.5ft)
Sales area	60.84m ²	(655ft ²)
Basement (approx.)	55.75m ²	(600ft ²)

USE/PLANNING: - We understand that the property currently falls within Class A1 (General Retail) of the current Use Classes Order and would suit a variety of retail trades.

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

RENT/PRICE: - An initial rent of £16,500 per annum exclusive is sought. Please note that VAT is applicable on this property.

BUSINESS RATES: - The property has a ratable value of £14,750. 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 Certificate rating of 55 within Band D 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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