



**307 Sydenham Road, London, SE26 5EW**

Lock-up retail shop within a local parade TO LET



020 8681 2000

info@hnfproperty.com

specialist advice on all property matters

# 307 Sydenham Road, London, SE26 5EW

## £14,000 PA

**LOCATION:** - The property is situated within a fully let long established local parade at the northern end of Sydenham Road (A212). Sydenham Road is the main road linking Sydenham to Catford which then joins the A205 South Circular. The busy road creates constant passing traffic and with the benefit of free road side parking would suit a number of retail businesses.

**DESCRIPTION:** - The property comprises of a reasonably sized retail shop (600ft<sup>2</sup>) that was previously used as a newsagent/convenience store which falls under Class A1 (Retail) use. The shop is still fitted with display shelving and counter which could help any potential retailer. The shop has a painted aluminum glazed frontage with electric security shutters.

### **ACCOMMODATION:**

Net frontage	3.4m	(11.15ft)
Shop depth	13m	(42.6ft)
Overall retail area	44.7m <sup>2</sup>	(480ft <sup>2</sup> )
Rear storeroom (including WC)	9.12m <sup>2</sup>	(98.1ft <sup>2</sup> )

**USE/PLANNING:** - We understand the property currently falls within Class A1 (Retail) of the current Town and Country (Use Classes) Order. Prospective purchasers or tenants are advised to make their own enquiries of the Local Planning Authority concerning the existing and potential changes of use prior to offer.

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

**RENT:** - An initial rent of £14,000 per annum exclusive is sought.

**BUSINESS RATES:** - The property has a ratable value of £6,600. Interested parties should contact the local authority to confirm the rates PAYABLE. Please note this figure was before the shop size was reduced. The new ratable value will need to be re-accessed

[www.tax.service.gov.uk/business-rates-find/search](http://www.tax.service.gov.uk/business-rates-find/search)

**EPC RATING:** - The property has an Energy Performance Certificate rating of 51 within Band C 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.

020 8681 2000

[www.hnfproperty.com](http://www.hnfproperty.com)  
[info@hnfproperty.com](mailto:info@hnfproperty.com)



Viewings by prior arrangement - call our team for more information

HNF Property for themselves and for the vendors or lessors of this property whose agents they are give notice that:  
3) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract.  
4) no person in the employment of HNF Property has any authority to make or give any representative warranty whatever in relation to this property



specialist advice on all property matters