

341 Sydenham Road, London, SE26 5SL

A ground floor Class E shop fronted premises with rear ancillary stores available under a new lease.

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341 Sydenham Road, London, SE26 5SL
Rent £12,500 per annum exclusive.

LOCATION: - The property is situated within a 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 local area is a densely populated residential catchment which the property is able to service. Sydenham Road benefits from a constant flow of passing vehicular traffic and moderate pedestrian foot flow. There is free parking for 40 minutes outside of the parade promoting quick stop trade.

DESCRIPTION: - The property comprises a ground floor shop fronted premises, previously used as a tea shop. The property comprises a sales area, rear ancillary stores and a WC.

ACCOMMODATION: -

Gross frontage	5.5m (18')
Max shop depth	8.146m (27')
Internal width	4.192m (14')
Sales area	34.148m² (367ft²)
Rear store 1	14.10m² (151ft²)
Rear store 2	6.78m² (73ft²)
Rear store 3	6.90m² (74ft²)

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 current Town and Country Planning (Use Classes) Order. The property is considered suitable for a variety of uses.

Interested parties should make enquiries of the Local Authority in respect of their intended use prior to offer.

RENT: - An initial rent of £12,500 (twelve thousand five hundred) per annum exclusive is sought.

BUSINESS RATES: -The property has a rateable value of £8,100 (Eight thousand one hundred pounds). 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 EPC rating of 84 within Band D.

VAT: -We understand from the landlords that the property is not elected to VAT.

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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Date: 27/02/25

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