



81 Sydenham Road, Sydenham, SE26 5UA

Prime Former Bank Premises To Let

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81 Sydenham Road, Sydenham, London, SE26 5UA

New Lease Rent £30,000 Per Annum Exclusive

LOCATION: - The property is situated fronting Sydenham Road, the main trading pitch of Sydenham in South-East London. The property shares the vicinity with a number of multiple trades including Subway, Ladbrokes, Paddy Power, Superdrug, William Hill, Morleys and Cancer Research. The property benefits from vast quantities of passing vehicular traffic and a good deal of pedestrian flow generated by surrounding traders. There are short term (one hour) free parking spaces immediately to the front of the unit and nearby which encourages quick stop trade to the vicinity. The surrounding area is a densely populated residential catchment which the unit is able to service.

DESCRIPTION: - The property comprises a ground floor premises, formerly occupied by Barclays Bank. The property is roughly rectangular in shape and has a good frontage to Sydenham Road, internal male and female WCs, a kitchen/store and a rear fire exit. The property has very good ceiling heights and an open sales area, making the property suitable for a wide variety of uses.

ACCOMMODATION:

Gross frontage 5.5m
Internal width 5.53m (18'2)
Shop depth 20m
Sales area 105.5m² (1135ft²) approx.

Services cupboard
Kitchen 10.5m² (112ft²) approx.
Male and female WCs
Rear fire exit

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 as a retail bank. The property is considered suitable for a variety of uses.

RENT/PRICE: - An initial rent of £30,000 (thirty thousand pounds) per annum exclusive is sought.

BUSINESS RATES: - The property has a ratable value of £17,750. 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 rating of 109 within Band E.

VAT: - we are advised by the landlord that the property is elected to VAT and VAT will therefore be chargeable on all rents

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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