



# 125-131 Kirkdale, London, SE26 4QJ

A 3,854ft<sup>2</sup> approx. ground floor shell and core unit to let

020 8681 2000

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specialist advice on all property matters

# 125-131 Kirkdale, London, SE26 4QJ

## £45,000 Per Annum Exclusive

**LOCATION:** - The property is situated on the east side of Kirkdale between Dartford Road and Willow Way. Kirkdale is a busy A road between Sydenham and Forest Hill with a bus stop immediately outside the building. The building is a short walk from Sydenham mainline station which provides good transportation links into Central London and surrounding areas. The location is a densely populated residential catchment which the unit is able to service.

**DESCRIPTION:** - The space comprises a newly built ground floor unit as part of a mixed-use scheme with residential above developed from a pub known as The Windmill. The ground floor unit is currently occupied as a charity shop in part and benefits from one toilet, a kitchenette, lighting and small wall mounted electric heaters (not tested) but is otherwise in shell and core condition. The available space naturally splits into two units (if required) due to the central residential core accessed from the public pavement.

### **ACCOMODATION:**

Gross internal area 358.05m<sup>2</sup>(3,854ft<sup>2</sup>) approx.

**USE/PLANNING:** - We understand that the subject premises benefits from Class E consent. Other uses within Class E may be considered.

**TENURE:** - The premises are available by way of a new full repairing and insuring lease.

**RENT/PRICE:** - An initial rent of £45,000 (forty five thousand pounds) per annum exclusive is sought.

**BUSINESS RATES:** - Interested parties are advised to make their own enquiries directly with the local authority.

**EPC RATING** – As a new building, the property has yet to be assessed for energy performance.

**VIEWINGS:** - Viewings by prior arrangement – please telephone Franco Migliore on 0208 681 2000 / Email [fam@hnfproperty.com](mailto:fam@hnfproperty.com) or via joint agents Alex Dawson of Alex Martin Commercial on 020 7100 2348 / Email: [alex@alexmartin.co.uk](mailto:alex@alexmartin.co.uk) .

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Viewings by prior arrangement - call our team for more information

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28<sup>th</sup> February 2023



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