



79 Sydenham Road, London, SE26 5EZ

A well positioned shop to let under a new lease with no premium in an excellent trading position adjoining Superdrug.

020 8681 2000 | info@hnfproperty.com



specialist advice on all property matters

79 Sydenham Road, London, SE26 5EZ

Rent - £23,500 Per Annum Exclusive

LOCATION: - The property is situated fronting Sydenham Road in the centre of Sydenham in southeast London in an excellent trading position set amongst a number of multiple operators. Sydenham Road is a busy thoroughfare and bus route and the property benefits from reasonably constant passing vehicular traffic. There is a good deal of pedestrian foot-flow generated by nearby occupiers including NatWest Bank, Mann & Co Estate Agents, Subway, Paddy Power, William Hill, Morleys, Imperial Cancer and a substantial Superdrug which is immediately next-door. There are short term (40 mins) parking bays immediately outside the property which enhance quick-stop trade to the locality. There is also a nearby pedestrian crossing which improves foot-flow. Sydenham itself is a popular and increasingly affluent catch which the property is able to service.

DESCRIPTION: - The property comprises a ground floor lock up shop most recently used as a pawnbroker but considered suitable for a wide variety of operations. The property has an aluminium shop front secured with electric

security shuttering, solid floors, suspended ceiling and a narrow storage corridor and staff area. The property has a rear fire exit and an internal WC.

ACCOMMODATION: -

Gross frontage	5.7m
Internal width	5.59m
Shop depth	7.29m
Sales area	63.11m ² (680ft ²) approx.
Rear corridor / store	11.95m ² (129ft ²) approx.
Rear staffroom	7.1m ² (76ft ²) approx.
Internal WC	
Rear Fire Exit	

USE/PLANNING: - The property currently falls within Class E of the latest Town and Country (Use Classes) Order and is considered suitable for a wide variety of trades.

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

RENT: - An initial rent of **£23,500 (twenty three thousand five hundred pounds)** per annum exclusive is sought.

BUSINESS RATES: - The ratable value is £15,750. 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 EPC rating of 45 within B.

VAT: - We are advised by the landlords that the property is not elected to VAT.

VIEWINGS: -Viewings by prior arrangement – please telephone 0208 681 2000.

020 8769 0161

www.hnfproperty.com
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:
1) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract.
2) no person in the employment of HNF Property has any authority to make or give any representative warranty whatever in relation to this property.

6th February 2024



specialist advice on all property matters