



## 26 Sydenham Road, London SE26 5QW

To  
Let

1143  
Sq Ft

£16,000  
Per annum excl.

Uses Considered:  
A1, A2, A3, D1, D2, SG

### Description

The property comprises a ground floor and basement retail unit, previously trading as Aldlife Charity Shop.

Main retail area to the front, storage to the rear and in the basement with WC and kitchenette to the rear. The property benefits from rear access and parking with an 1,100 sqft garden and a covered patio area. (See floor plan below).

The basement ceiling height is 1.84m.

### Use Class

We understand the property currently has A1 use. Other uses may be considered subject to terms being agreed, landlords consent and relevant planning permissions.

### Rent

£16,000 per annum exclusive

### Tenure

The property is available by way of a new FRI lease. Terms to be agreed subject to contract.

Lease Start Date: ASAP  
Lease End Date: Negotiable  
Next Rent Review: Negotiable  
Break Clause: Negotiable

EPC  
D

VAT  
No

Local Authority  
LB Lewisham

### Accommodation

	Sq M	Sq FT
Ground:	61.15	658
Basement:	45.00	484
First:	0.00	0
Second:	0.00	0
Outside:	102.19	1100
<b>Total (GIA):</b>	<b>106.15</b>	<b>1143</b>

### Rates

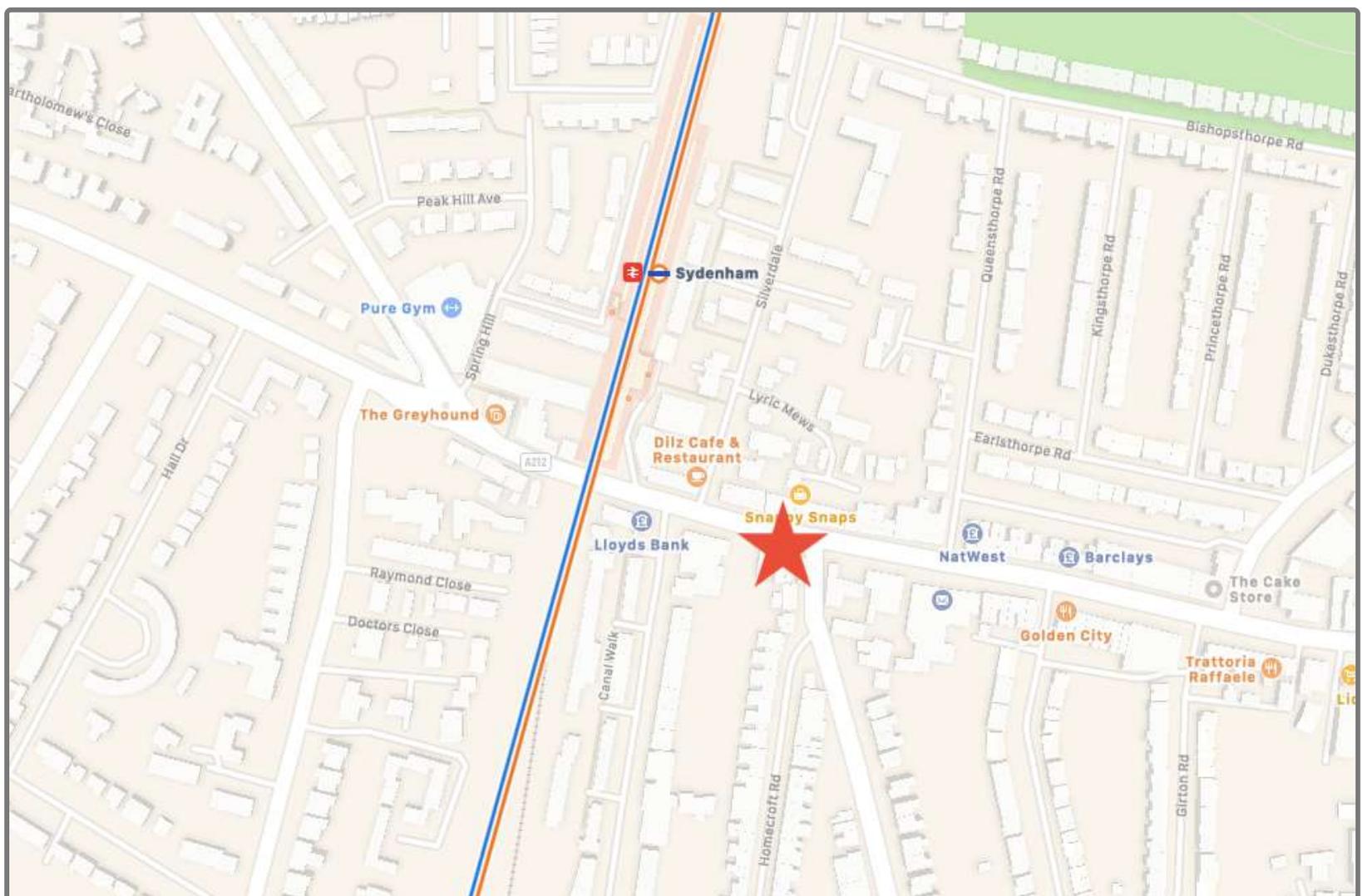
Rateable Value: £12,500  
Rates Payable (19/20): £0 pa\*

\*Rates Payable includes small business rates and transitional relief where applicable as well as the Covid-19 20/21 rates holiday. Parties must make their own enquiries to ensure this is correct.

## Location

The property is situated on the South side of Sydenham Road in Sydenham, South East London. Neighbours include mostly local retailers and services. The setting within a dense residential area ensures the high street is busy during the day and at weekends.

Sydenham Station is less than 2 minutes walk away connecting you to the Overground Line and National Rail services. The area is serviced well by bus routes along the high street.



# Evans Pearson

Chartered Surveyors

Contact:

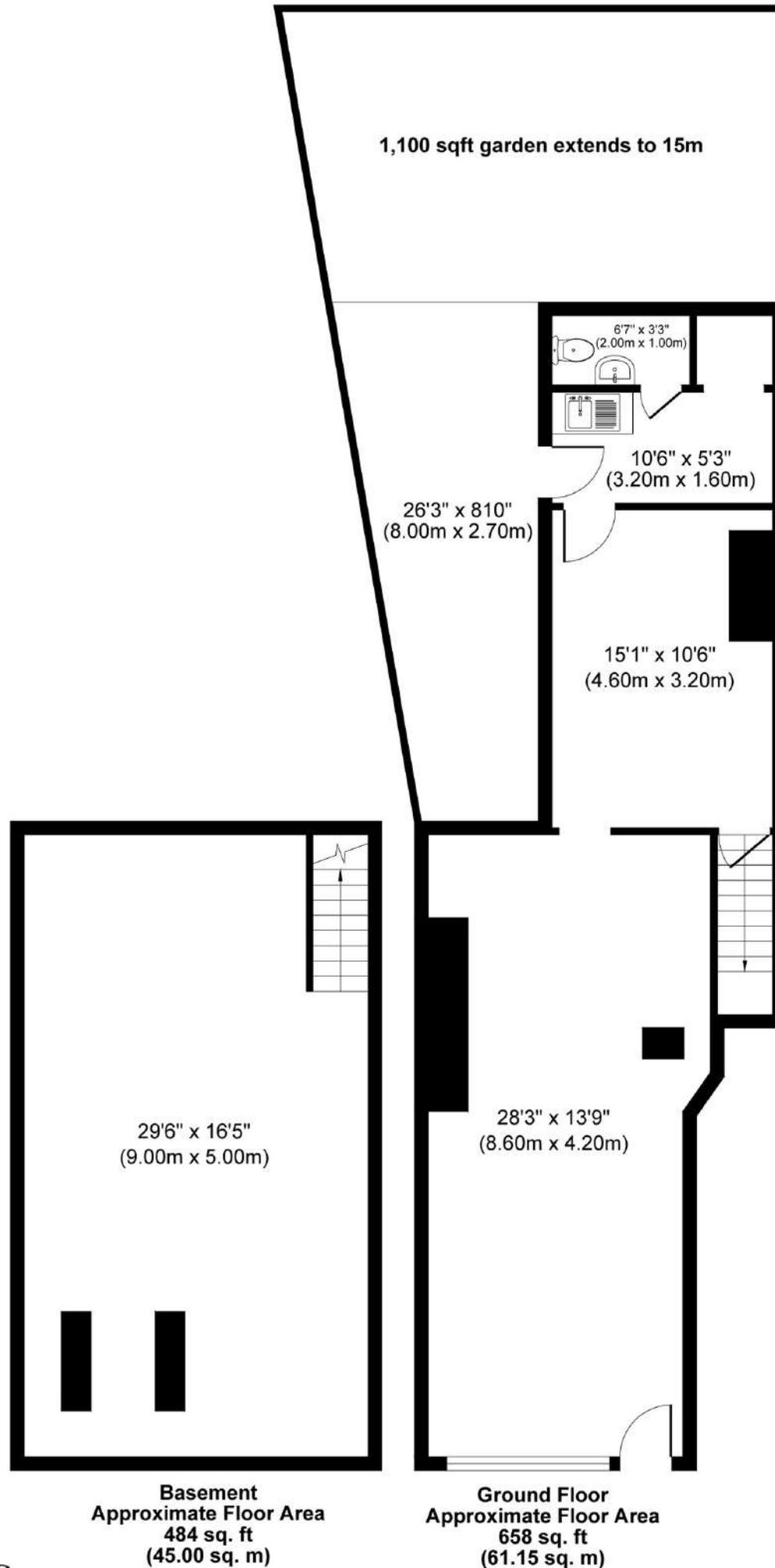
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These particulars are believed to be correct at the time of creation. Their accuracy is not guaranteed and we do not accept any liability whatsoever for any misrepresentation made in them. Proposed tenants or purchasers are advised to make their own enquiries to ensure the property satisfies the purpose for which it is intended before entering into any contract. Prices quoted may be subject to VAT.

# 26 Sydenham Road



*Evans Pearson*  
Chartered Surveyors

**Approx. Gross Internal Floor Area 1142 sq. ft / 106.15 sq. m**

Floor plan shown is for guidance only and not to scale unless stated. Please check all measurements, dimensions and bearings before making decisions reliant on them.  
Produced by Elements Property



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