

Hooper

NAYLOR FRIEND

RAWORTH HOUSE • 36 SYDENHAM ROAD • CROYDON CR0 2EF  
TEL 020 8766 0123 • FAX 020 8761 6472  
EMAIL [info@hoopernaylorfriend.co.uk](mailto:info@hoopernaylorfriend.co.uk)

# **VIRTUAL FREEHOLD** **SHOP AND BASEMENT** **FOR SALE**

LOCATED IN THE MAIN RETAILING AREA OF SYDENHAM AND AVAILABLE WITH VACANT POSSESSION UPON COMPLETION.

**20 SYDENHAM ROAD, SYDENHAM,**  
**SE26 5QW**

## **LOCATION**

The property is situated with a good frontage to Sydenham Road forming part of a main retailing area for Sydenham. The property is a short walk from Sydenham overground station which may in due course benefit from linkages with the underground network, and the property is surrounded by a mixture of multiple and more secondary covenants. There are short term parking bays in the general area which encourage quick stop trade. The surrounding area is an extremely densely populated residential catchment and some very good quality residential stock and an improving demographic.



## **DESCRIPTION**

The property comprises a ground floor lock up shop and basement with small yard to the rear most recently operated as a cards and gifts retailer. The property is arranged as slightly split level sales space together with full height basement storage with access from within the shop and also an additional external staircase leading to the rear. To the very rear is a small open yard providing access to an external WC. The property has a modern shop front and is considered suitable for a wide variety of trades.

## **ACCOMMODATION**

<b>Gross Frontage</b>	<b>4.84m</b>	<b>15'9</b>
<b>Internal Width</b>	<b>3.81m</b>	<b>12'5 widening to 4.57m (15') after 7.62m (25') and narrowing to 3.23m (10'6) to the rear</b>
<b>Maximum Shop Depth</b>	<b>12.74m</b>	<b>41'8</b>
<b>Sales Area</b>	<b>46.45m<sup>2</sup></b>	<b>500 ft<sup>2</sup> (approx)</b>
<b>Basement Storage:</b>		
<b>Room 1</b>	<b>26.94m<sup>2</sup></b>	<b>290 ft<sup>2</sup> (approx)</b>
<b>Room 2</b>	<b>11.14m<sup>2</sup></b>	<b>120 ft<sup>2</sup> (approx)</b>
<b>Small rear yard with access to internal WC</b>		

Figures relating to accommodation are approximate and rounded up for the purposes of guidance, they should not be relied upon and potential occupiers are recommended to have a measured survey undertaken prior to making an offer.

## **TENURE**

The property is offered by way of the unexpired residue of a very long lease (999 years) at a peppercorn ground rent and on full repairing and insuring terms. This is to be considered a virtual freehold interest.

## **USE/PLANNING**

We understand the property currently falls within Class A1 (General Retail) of the current Town and Country (Use Classes) Order and would suit a variety of businesses. Prospective tenants are advised to make their own enquiries of the local Planning Authority concerning existing and potential changes of use prior to offer.

## **PRICE**

An initial rent of **£175,000 (one hundred and seventy five thousand pounds)** is sought for our client's virtual freehold interest.

## **V.A.T.**

All rental and capital figures quoted within these details are exclusive of V.A.T. unless otherwise stated.

## **SUBJECT TO CONTRACT**

Messrs HOOPER NAYLOR FRIEND 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 Messrs HOOPER NAYLOR FRIEND has any authority to make or give any representative warranty whatever in relation to this property.