

Hooper

NAYLOR FRIEND

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## **GOOD SIZE SHOP** **TO LET**

LOCATED FAIRLY CLOSE TO SYDENHAM STATION AND AVAILABLE UNDER A NEW LEASE WITH NO PREMIUM

### **254 KIRKDALE SYDENHAM** **SE26 4NL**

#### **LOCATION**

The property is situated fronting Kirkdale close to its junction with Westwood Hill and Sydenham Road. Kirkdale provides a link road between Sydenham and the South Circular Road and the property benefits from a good deal of passing vehicular traffic and some pedestrian flow generated by the nearby pedestrian crossing and other occupiers including Citizens Advice Bureau, L A Fitness and a number of other secondary and specialist retailers. The surrounding area is densely populated residential and the property is just a short walk from Sydenham mainline station.



## **DESCRIPTION**

The property comprises a ground floor lock-up shop slightly irregular in shape formerly used for bicycle sales. The property has solid floors, good internal width, external grilles and an internal WC. There are high ceilings and the property would suit a variety of trades.

## **ACCOMMODATION**

<b>Gross Frontage</b>	<b>6.40m (21')</b>
<b>Internal Width</b>	<b>6.09m (20') widening to 10.24m<sup>2</sup> (23'6) after 4.63m (15'2) and narrowing again to 6.55m (21'5) at the very rear</b>
<b>Shop Depth</b>	<b>10.21m (33'5)</b>
<b>Sales Area</b>	<b>68.74m<sup>2</sup> (740 sq ft) (approx)</b>
<b>Internal WC</b>	

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

## **TENURE**

The property is offered by way of a new lease on full repairing and insuring terms the length of which is to be negotiated.

## **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 trades. Prospective purchasers/tenants are advised to make their own enquiries of the local Planning Authority concerning existing and potential changes of use prior to offer.

## **RENT**

An initial rent of **£10,500 (ten thousand, five hundred pounds)** per annum exclusive is sought.

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

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

## **SUBJECT TO CONTRACT**