

Hooper



NAYLOR FRIEND

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DOUBLE SHOP **TO LET**

AVAILABLE EITHER AS A SINGLE OVERALL UNIT OR TWO INDIVIDUAL SHOPS AND
AVAILABLE UNDER A NEW LEASE OR LEASES

38-40 SYDENHAM ROAD,
LONDON SE26 5QF

LOCATION

The property is situated with a double frontage to Sydenham Road immediately behind a busy bus stop and in the centre of the shopping area of Sydenham. The property is a few doors away from a main Post Office and opposite multiples including Santander bank, Boots the Chemist and Nat West Bank. Sydenham Road is a good local suburban shopping area and the property benefits from a good deal of passing vehicular traffic, which is enhanced by the proximity of the bus stop. There are schools nearby. Sydenham Road is also a busy thoroughfare ensuring high levels of visibility of passing vehicular traffic.

PHOTOGRAPH GOES HERE – GO TO NEXT PAGE

DESCRIPTION

The property comprises a single storey ground floor double fronted shop most recently used as a clothing retailer but suitable for a variety of trades. The property has electric security shuttering across the frontage and internally is arranged as two main sales areas each partitioned to create storage or ancillary accommodation to the rear. There are two WCs within the property and it may be possible to create a self-contained WC for each individual shop were they to be self-contained units.

ACCOMMODATION

Gross Overall Frontage	10.36m	34'
Internal Width	10.21m	33'5 (max)
Shop Depth	11.33m	37'2 (max)
Sales Area	100.33m²	1,080 ft² (approx)

NB: Two internal WCs

NB: Consideration may be given to the letting of two individual shop units of 575 ft² (53.41m²) and 510 ft² (47.37m²) respectively.

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 a new lease or leases on full repairing and insuring terms, the length of which it 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 formerly operated within Class A2 (Retail/Office) and therefore may be suitable for use in either category. Prospective 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 **£22,500 (twenty two thousand five hundred pounds)** per annum exclusive is sought. In the event that the unit is let as two individual units and are self-contained, individual rents of **£14,000 (fifteen thousand pounds)** per annum exclusive will be 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

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.

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