



Scope

Sydenham

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SHOP TO LET
E-Class Use

131 SYDENHAM ROAD
LONDON
SE26 5HB

LOCATION:

The property is situated on the southern side of Sydenham Road close to the junction with Mayow Road and opposite Lidl Supermarket. Sydenham Road (A212) represents the main retail thoroughfare for the area and is approximately 2 miles south of Lewisham town centre and approximately 3 miles to the west of the major district centre of Bromley. The area is well served by bus routes and Sydenham mainline railway stations and numerous national multiples including the The Gym Group, Superdrug, Lloyds Bank, Lidl and Boots Pharmacy.

DESCRIPTION:

The premises comprises a single unit retail shop, with rear storage, staff kitchen and WC.

ACCOMMODATION:

The premises afford the following approximate net internal areas.

Shop Floor Area: 652 Sq.ft - 60.57 Sqm

TERMS:

A new full repairing and insuring lease is available direct from the landlord, on a term to be agreed.

RENT:

£14,000 per annum exclusive

RATES:

RV 2023 £13,000
UBR 2023-2024 49.9p in the £

Small business rate relief may be applicable if the rateable value is £15,000 or below. Please find further details using this link at <https://www.gov.uk/apply-for-business-rate-relief/small-business-rate-relief>

EPC:

Rating: E-102

Please contact us if you would like to be provided with a full copy of the Energy Performance Certificate (EPC).

SERVICES:

The mention of any appliances or services in these particulars does not imply they are in working order.

V.A.T.:

The terms quoted exclude VAT.

VIEWING:

Via sole agent:



Philip Lapper - Baxter Philips

Tel: 020 8313 9000

Email: philip.lapper@baxterphilips.co.uk

Subject to contract

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