

**SHOP TO LET ON BUSY SYDENHAM ROAD
(NEXT DOOR TO LIDL SUPERMARKET)**

APPROX 618 SQ.FT./57.47 SQ.M.

104 SYDENHAM ROAD, LONDON SE26 5JX

RENTAL JUST REDUCED RENTAL JUST REDUCED



Location

This shop is situated in a prominent position on Sydenham Road, next door to Lidl Supermarket, and opposite the Dolphin pub and the Mercedes Benz garage, between the junctions of Trewsbury Road and Girton Road.

Sydenham Road is a busy thoroughfare and benefits from passing vehicular traffic as well as the pedestrian flow generated by Sydenham Station and the surrounding retailers which are made up of a mixture of independent and multiples as well as the usual mixture of pubs, takeaways, cafes and coffee bars.

Description

The shop has previously been used as a florist and is laid out as one main retail area with a smaller room to the rear. These premises could suit a variety of retail users.

Accommodation

Ground Floor Shop	464 sq.ft.	43.19 sq.m.
Rear Room	153 sq.ft.	14.28 sq.m.
TOTAL APPROX AREA	618 sq.ft.	(57.47 sq.m.)

Please note that all measurements are for the purposes of guidance only and should not be relied upon. Potential occupiers are recommended to have a measured survey undertaken prior to making any offer.

Tenure

A new lease will be available on terms to be agreed.

Rent

£9,350 per annum exclusive of rates, insurance and any service charge.

Rent Deposit

Our client will require a rent deposit equivalent to one quarters rent.

Legal Costs

Each party to be responsible for their own legal costs.

Viewing

Strictly by appointment through Horton Property Solutions on 01634 817222.

These particulars are set out as a general outline for guidance of intending purchasers/lessees and do not constitute part of an offer or contract.

All descriptions dimensions references to condition and necessary permissions for the use and occupation and other details are given in good faith and are believed to be correct but any intending purchaser/tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection independent advice or otherwise as to the correctness of each of them.

Admirals Offices, The Historic Dockyard, Chatham, Kent ME4 4TZ

Tel: 01634 817222 Fax: 01634 849010

www.hortonproperty.co.uk

Email: paula@hortonproperty.co.uk