



**james ashley**  
**commercial**  
property consultants

26b Sydenham Road | Sydenham | London | SE26 5QW  
**SHOP WITH BASEMENT & PARKING TO LET**

# 26b Sydenham Road | Sydenham | London | SE26 5QW | SHOP WITH BASEMENT

- ground floor & basement
- 102.19 m<sup>2</sup> (1,100 ft<sup>2</sup>) approx.
- 'e' use class
- new lease available from february 2026
- rent: £24,500 per annum
- close to train/tram station

## DESCRIPTION

Mid terraced shop currently used as a organic grocery store, arranged as a front open plan sales area with a good ceiling height, rear office/prep room, kitchenette and single WC. The basement area is currently used as storage. There is also a rear garden and parking for 2 cars, accessed via a shared service road from Newlands Park.

We understand that the premises currently have an 'E' Use Class, which includes; retail, office and leisure. Alternative uses will be considered such as educational, subject to planning.

## LOCATION

Situated in prominent position on Sydenham Road (A212), between Venner Road and Newlands Road (A213), in the centre of Sydenham.

Neighbouring occupiers include; Starbucks, R. Woodfall, Sainsburys, Nandos, Londis, St Christopher's, Snappy Snaps, H & T, Francis Chappell, Tesco and Boots, together with a good mix of other independent and local traders.

Sydenham mainline railway and Overground station is within walking distance, providing services to London Bridge, London Victoria, Crystal Palace, Highbury & Islington and West Croydon. There are also buses serving the area, located on Sydenham Road nearby.

## ACCOMMODATION

Ground Floor	55.74 m <sup>2</sup>	600 ft <sup>2</sup>	
Basement	46.45 m <sup>2</sup>	500 ft <sup>2</sup>	
TOTAL	102.19 m <sup>2</sup>	1,100 ft <sup>2</sup>	N. I. A.

## TENURE

A new Full Repairing and Insuring Lease is being offered on terms to be agreed, from February 2026. We are able to agree on a 'Pre-Let' before this date.

## BUSINESS RATES

We understand that the current rateable value is £13,000. Contact Lewisham Council on 020 8314 6150 to confirm what amount is actually payable.

## VIEWING

Strictly by prior appointment by contacting the landlords sole letting agents: -

**James Stefanopoulos or Ashley Brudenell**



✉ info@james-ashley.co.uk

☎ 020 7127 8781

james-ashley.co.uk



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