



James ashley
commercial
property consultants

20 Sydenham Road | Sydenham | London | SE26 5QW
SHOP WITH BASEMENT TO LET/FOR SALE

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- ground floor & basement
- 83.61 m² (900 ft²) approx.
- 'e' use class
- new lease available, or for sale
- rent: £25,000 per annum exclusive
- price: £395,000 long lease (999 years)

DESCRIPTION

Mid terraced shop currently used as an office, arranged as a front open plan sales area with a good ceiling height and in good decorative order, rear kitchen, single WC and rear access via a shared secure courtyard. The basement benefits from an internal and external access (from the rear) and is occasionally used for short term living accommodation, comprising an open plan lounge/bedroom, a further bedroom and separate bathroom/WC.

We understand that the premises currently have an 'E' Use Class, which includes; retail, office, medical and leisure.

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	46.45 m ²	500 ft ²	
Basement	37.16 m ²	400 ft ²	
TOTAL	83.61 m ²	900 ft ²	N. I. A.

TENURE

A new Full Repairing and Insuring Lease is being offered on terms to be agreed. Alternatively, the long leasehold/virtual freehold is for sale (999 years from March 2005).

BUSINESS RATES

We understand that the current rateable value is £10,750. Contact Lewisham Council on 020 8314 6150 to confirm what amount is actually payable.

VIEWING

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

James Stefanopoulos or Ashley Brudenell



✉ info@james-ashley.co.uk

☎ 020 7127 8781

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