

SYDENHAM

174 SYDENHAM ROAD

SE26 5JZ

LINAYS

COMMERCIAL

26A STATION SQUARE
PETTS WOOD, ORPINGTON,
KENT. BR5 1NA
Fax: 01689 831416

01689 875 511

TO LET – A1/A2/A3/A4/A5 PREMISES – PROMINENT POSITION

Location

Sydenham is a densely populated South East London suburb located to the north-west of Beckenham and the north-east of Crystal Palace. The premises form part of a prominent parade set within a central position upon Sydenham Road (A212) near to its junction with Kent House Road.

Nearby occupiers include Lidl, Superdrug, Barclays and a number of independent retailers. Sydenham Railway Station is located approximately 0.4 miles from the subject property and provides regular services to Central London.



Description

The property is arranged over ground floor level and comprises a mid-terrace unit currently arranged to provide front sales area with kitchenette and WC to the rear.

The premises benefit from A5 planning permission though they would suit a wide range of operators including both retail and office users.

Accommodation

(with approximate dimensions and floor areas)

Frontage:	10'02"	3.09m
Widening to:	14'02"	4.32m
Sales Depth:	38'01"	11.61m
WC:	-	-
Kitchenette:	-	-
Sales Area Appox:	406 sq ft	37.72 sq m


Terms

The premises are available to let on the basis of a new full repairing and insuring lease for a term of years to be agreed at a commencing rent of **£14,000 (Fourteen Thousand Pounds) per annum exclusive**.

THE PROPERTY MISDESCRIPTIONS ACT 1991

The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order of fit for the purpose. Prospective Purchasers/Lessees are advised to obtain verification from their Solicitor or Surveyor. References to the tenure of this property are based on information supplied by our Clients. The Agent has not had sight of the Title Documents and prospective Purchasers/Lessees are advised to obtain verification from their Solicitor.

These Particulars do not form, nor form any part of, an offer or contract. Neither Linays Commercial nor any of their employees has any authority to make or give further representations or warranties to the property

VAT	Energy Performance Certificate
We have been advised by our clients that VAT will NOT be payable upon the rental under current legislation.	Assessment Awaited
Rating Assessment	
We understand from the Valuation Office Agency (VOA) website that the rates payable on the premises are £3,303 (2018/19 assessment). Interested parties are strongly advised to check the actual rates liability with the local authority directly. Incentives in the form of small business rate relief may be applicable.	
Planning	Viewings
The property has most recently been trading under Class A5 (Takeaway) of the Town & Country Planning Use Classes Order 1987.	<p>Available by prior appointment with Linays Commercial Limited.</p> <div data-bbox="915 1257 1276 1503">  <p>LINAYS COMMERCIAL 26A STATION SQUARE PETTS WOOD, ORPINGTON, KENT: BR5 1NA Fax: 01689 831416 01689 875 511</p> </div> <div data-bbox="688 1591 927 1703"> <p>Contact: Toby Allitt Mandeep Cheema</p> </div> <div data-bbox="1068 1591 1289 1703"> <p>Email: ta@linays.co.uk mc@linays.co.uk</p> </div>