



**2nd Creation**

175

Tel: 020 8659 4169



Box

SYDENHAM  
ROAD SE 26

**BAXTER PHILIPS**  
**020 8313 9000**

[baxterphilips.co.uk](http://baxterphilips.co.uk)

**LOCK UP SHOP TO LET**

**175 SYDENHAM ROAD  
SYDENHAM  
LONDON  
SE26 5HF**

## LOCATION:

The subject premises are situated on the Northern side of Sydenham Road (A212) which represents the main retail thoroughfare for the area. Sydenham is approximately two miles south of Lewisham Town Centre and approximately three miles to the west of Bromley Town Centre. The area is well served by local bus routes and mainline railway stations.

## DESCRIPTION:

The premises forms a ground floor lock up shop within a parade of similar units. Other nearby occupiers include, High Street Banks, National Bookmakers, Lidl, Superdrug, and Boots. The shop front benefits from electric roller security shutters and previously traded for many years as a hairdressers.

## ACCOMMODATION:

The premises afford the following approximate net internal areas.

Retail area	336 sq ft – 31.21 sq m
Rear Storage	85 sq ft – 7.89 sq m
<b>Total</b>	<b>421 sq ft - 39.11 sq m</b>
W.C	

## TERMS:

Available by way of a new full repairing and insuring lease for a term to be agreed, with provision for regular rent review.

## RENT:

**£13,500 per annum exclusive**

## RATES:

RV 2017 £7,000

UBR 2018-2019 48.0p in the £

Transitional relief/premium maybe applicable – further details can be found at [www.businesslink.gov.uk](http://www.businesslink.gov.uk) or via the Local Authority.

## EPC:

**Rating: E-116**

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

## V.A.T.:

The terms quoted exclude VAT.

## VIEWING:

Strictly via sole agents:

Baxter Philips  
Tel: 020 8313 9000

**Subject to contract**

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