



AVAILABLE - TO LET

98 Sydenham Road, London SE26 9JX

Ground floor Class E premises 557 sq ft (51.7 sq m) or 1,063 sq ft (98.7 sq m)

Rent £25,000 pax - £35,000 pax

All enquiries to

0203 576 3331

Assemblycre.co.uk

Assembly.

Commercial Real Estate

98 Sydenham Road, London SE26 9JX

Ground floor Class E premises 557 sq ft (51.7 sq m) or 1,063 sq ft (98.7 sq m)



Location

The premises are located on Sydenham Road, a main high street in Sydenham, South London. The street has a number of national operators nearby including The Gym Group, Lidl, Arnold Clarke and Enterprise Cars.

The unit occupies a prominent corner position on the road, circa 30 metres from Lidl.

Description

The shop is arranged over ground floor only. We can either split the shop to provide a smaller unit of 557 sq ft, or alternatively let the whole shop which is 1,063 sq ft approx.

To the front of the shop is a demised external area which could be used by the in-coming tenant.

Rent

Option 1 557 sq ft - £25,000 per annum exclusive
Option 2 1,063 sq ft - £35,000 per annum exclusive

Business Rates for 2023/2024 - To be assessed

Building Type Class E use

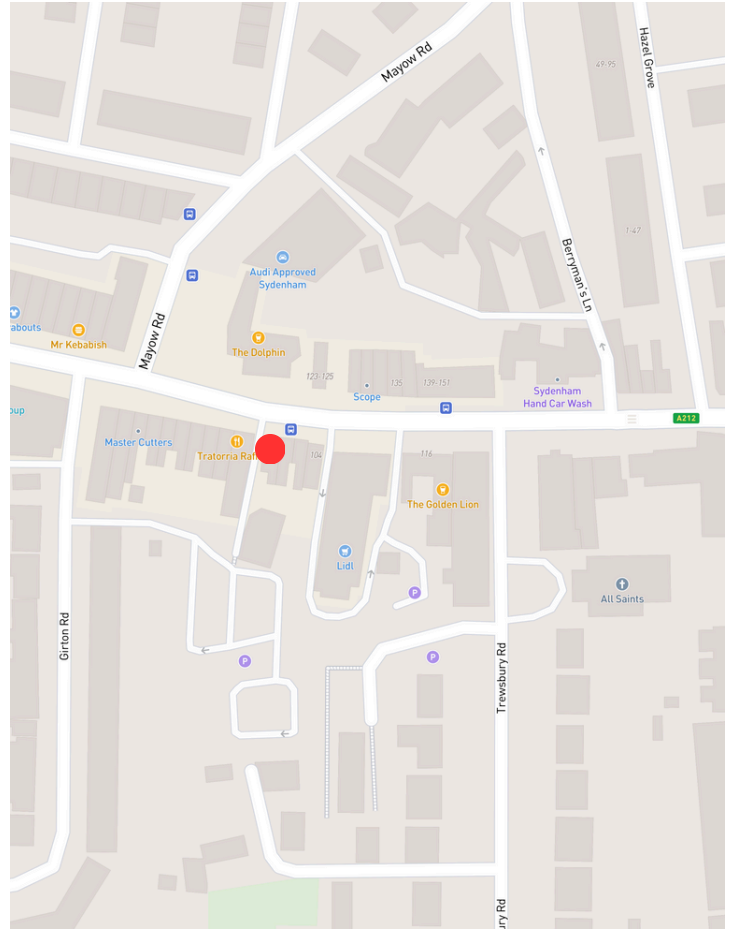
VAT The premises are not elected for VAT

EPC Rating E103

Size (all measurements are approx NIA)

Option 1 557 sq ft (51.7 sq m)

Option 2 1,063 sq ft (98.7 sq m)



Contact Owners Sole Letting Agents

Assembly CRE

020 3576 3331

www.assemblycre.co.uk

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