

# **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 prominant 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.

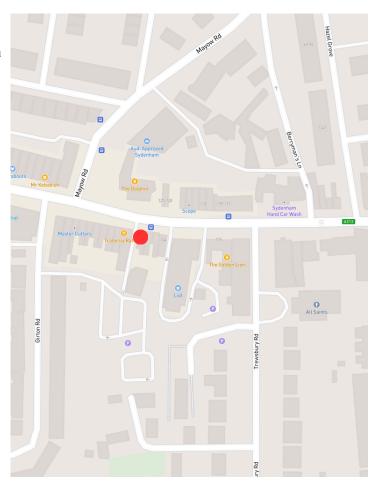
To the front of the shop is a demised external area which could be used by the in-coming tenant.

#### 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

Jamie Mackenzie 07533 348 479 jamie@assemblycre.co.uk



These particulars do not constitute an offer or contract. Applicants should satisfy themselves as to the correctness of the details.

Value added tax may be payable on rents, prices or premiums. Photographs are for illustration only and may depi ct items which are not included in the sale of the property.