

Ref: AGT/AG/O:2426

**LINAYS**  
COMMERCIAL

PROPERTY CONSULTANTS  
CHARTERED SURVEYORS  
VALUERS & ESTATE AGENTS

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**TO LET**

**LOCK-UP SHOP UNIT**  
**SALES AREA APPROX: 350 SQ.FT.(32.52M<sup>2</sup>)**



**341 SYDENHAM ROAD, SYDENHAM, SE26 5SL**

**LOCATION:**

Situated in a prominent position within an established secondary shopping parade between the Savacentre and the principal retail area of Sydenham.

**DESCRIPTION:**

Comprises a mid-terrace lock-up shop unit currently fitted as a Butcher's Shop. To the rear there is a small yard/garden area.

These Particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed nor do they constitute an offer or contract

**ACCOMMODATION:** with approximate dimensions and floor areas comprises:-

**SHOP:** 13'9" x 26'0" (4.19m)

**SALES AREA APPROX:** **350 SQ.FT. (32.52M<sup>2</sup>)**

**REAR RETAIL/STORE AREA:** 10'0" x 15'5"

Door to rear yard/garden

**TERMS:** To be let upon a full repairing and insuring Lease at terms to be agreed.

**RENT:** **£10,000 per annum exclusive**

**LEGAL COSTS:** The ingoing Tenant to be responsible for the payment of both parties legal fees.

**RATES PAYABLE:** We understand from a verbal enquiry of the London Borough of Lewisham that the rates payable upon these premises is £2,501.20 (2009/2010 Assessment). Interested parties are *strongly* advised to check the actual rates liability with the Local Authority direct.

**VAT:** We are advised by our Clients that VAT will *not* be payable upon the rental under current legislation.

**VIEWING:** **ONLY** by arrangement with the Owner's Agents:  
**LINAYS COMMERCIAL Tel: 01689 875511**

**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