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**LINAYS**  
COMMERCIAL

PROPERTY CONSULTANTS  
CHARTERED SURVEYORS  
VALUERS & ESTATE AGENTS

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## TO LET

### DOUBLE LOCK-UP SHOP UNIT PROMINENT CORNER POSITION



**343/345 SYDENHAM ROAD, SYDENHAM SE26 5SL**

**LOCATION:**

Situated in a prominent position at the junction of Sydenham Road with Kirtley Road within an established parade. The parade is located between the principal Sydenham Road shopping area and the extensive Sainsburys Savecentre Superstore.

**DESCRIPTION:**

The property comprises two lock-up shop units which are to be combined to provide a double shop unit with the benefit of a small return frontage to Kirtley Road. The units have the benefit of front and rear sales areas, staff and office accommodation, kitchenette and cloakroom.WC

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

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**ACCOMMODATION:**

(with approximate dimensions and floor areas - irregular I shape - dimensions taken at extremes)

**343 Sydenham Road**

**Shop** 16'6 (5.03m) narrowing to 15'10 (4.82m)

With front and rear sales areas totalling approximately

**760 sq.ft. (70.61m<sup>2</sup>)**

Plus store room approx. **100 sq.ft. (9.29m<sup>2</sup>)**

**Front & Rear sales areas approx.**

**Store room approx. 100 sq.ft. (9.29m<sup>2</sup>)**

**345 Sydenham Road**

**Shop** 16'2 (4.93m) narrowing to 10'5 (3.18m) x  
26'7 (8.10m)

with rear sales and storage area plus staff/storage area  
kitchen and cloakroom/WC

**Front & Rear sales areas approx. 490 sq.ft. (45/52m<sup>2</sup>)**

**Rear staff/store area approx. 150 sq.ft. (13.94m<sup>2</sup>)**

**TOTAL FRONT AND REAR SALES FLOORS AREAS**  
**APPROX. 1,250 sq.ft. (116.13m<sup>2</sup>)**

**TOTAL STAFF/STORE AREAS**

**APPROX. 250 sq.ft. (23.23m<sup>2</sup>)**

**TERMS:**

The premises are to be let upon a single full repairing and insuring lease at terms to be agreed

**RENT:**

**£21,000 per annum exclusive payable quarterly in advance**

**RATES PAYABLE:**

We understand from a verbal enquiry of the London Borough of Lewisham that the rates payable on a combined basis at £6,237 (2008/2009 assessment). Interested parties are *strongly* advised to check the actual rates liability with the Local Authority direct.

**LEGAL COSTS:**

The ingoing tenant is to be responsible for the payment of both parties' legal fees.

**VAT:**

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

**VIEWING:**

**STRICTLY 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