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**GILDERSLEVE  
& PAYNE**

Commercial Property Consultants

# SHOP TO LET

(A3/A5 Subject to planning)



**242 Kirkdale, Sydenham  
London SE26 4NL**

**CHARTERED SURVEYORS**

*Important: These particulars are intended to give a general idea of the property but their accuracy is not guaranteed and they do not constitute an offer or a contract of sale. Applicants are requested to advise the agents immediately they are suited.*

# 242 Kirkdale, Sydenham London SE26 4NL

## Location:

The property is situated fronting Kirkdale close to its junction with Westwood Hill and Sydenham Road. Kirkdale provides a link road between Sydenham and the South Circular Road and the property benefits from a good deal of passing vehicular traffic and some pedestrian flow generated by the nearby pedestrian crossing and other occupiers including Citizens Advice Bureau, L A Fitness and a number of other secondary and specialist retailers. The surrounding area is a densely populated residential area and the property is just a short walk from Sydenham mainline station.

## Description/Accommodation:

The property comprises an end of terrace retail unit currently undergoing refurbishment with the following approximate net internal floor areas:

35.12 sq m (378 sq ft)

Frontage: 5.42m

Additional storage could be available by way of a separate agreement.

## Terms:

The property is available to let on a new effective full repairing and insuring lease for a term of years to be agreed at a rent of £8,500 per annum exclusive plus VAT (if applicable), subject to contract.

## Legal Costs :

Each party is responsible for their own costs in this transaction

## Energy Performance Certificate:

Available



## Business Rates:

According to the Government website the Rateable Value of the property is £7,000 per annum and the UBR for 2011/12 is 42.6p in the £.

## Viewing:

By appointment with Agents  
Gildersleve & Payne  
Contact Nick Payne MRICS  
Tel: 01883 723888  
Email [info@gpcommercial.co.uk](mailto:info@gpcommercial.co.uk)

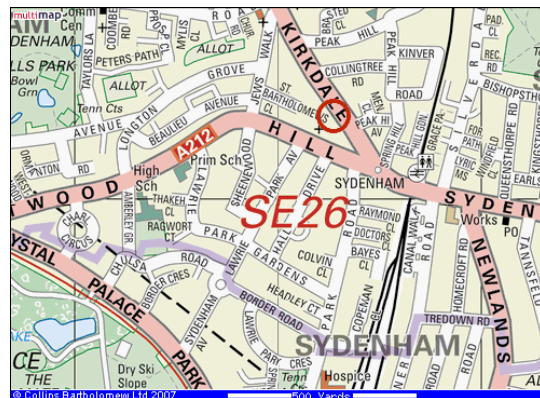
## Property Misdescriptions Act 1991

Please note the agents have not carried out a survey, have not made planning enquiries, nor tested any of the equipment, apparatus, fixtures, fittings, services or land and are not therefore able to verify their condition, or suitability for their purpose.

## Code of Practice

Applicants should be aware that the code of practice on commercial leases in England and Wales strongly recommends you seek professional advice from a qualified Surveyor, Solicitor or Licenced Conveyancer before agreeing or signing a Business Tenancy Agreement. The Code is available through professional institutions and trade associations or through the website

[www.leasingbusinesspremises.co.uk](http://www.leasingbusinesspremises.co.uk)



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