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**GILDERSLEVE  
& PAYNE**

Commercial Property Consultants

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## SHOP TO LET



254 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,*

# 254 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 passing vehicular and pedestrian traffic. The property is a short walk from Sydenham mainline railway station.

## Description/Location

A ground floor lock up shop slightly irregular in shape formerly used for bicycle sales. The property has solid floors, good internal width, external grilles and an internal wc. There are high ceilings and the property would suit a variety of trades.

The approximate dimensions are as follows:

**Retail area: 68.74 sq m (740 sq ft)**

## Terms

A new lease for a term to be agreed at an initial rent of £11,000 pa subject to contract and VAT (if applicable)

## Legal Costs

The ingoing Tenant to be responsible for both parties' reasonable legal costs incurred in this transaction.

## Energy Performance Certificate

Available



## Business Rates

The Rateable Value is £TBC and the UBR for 2011/12 is 42.6p in the £.

## 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.leaseingbusinesspremises.co.uk](http://www.leaseingbusinesspremises.co.uk)

## Viewing

Strictly by appointment with Agents Gildersleve & Payne

Nick Payne MRICS  
Or Jane Pearce BA Hons  
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