



CGI Images of how the building will look once refurbished (Mayow Road side)

AVAILABLE - TO LET

Unit 1, 111 Sydenham Road, London SE26 5UA

Prominent ground floor corner Class E premises 685 sq ft (63.6 sq m) GIA

Rent £40,000 per annum exclusive

All enquiries to

0203 576 3331

Assemblycre.co.uk

Assembly.

Commercial Real Estate

Unit 1, 111 Sydenham Road, London SE26 5UA

Prominent ground floor corner Class E premises 685 sq ft (63.6 sq m) GIA



Location

The premises are located just off Sydenham Road, near to the junction with Mayow Road. The unit forms part of a building which runs along Mayow Road, with a prominent facing position onto the junction. Sydenham Road has a number of national operators nearby including The Gym Group, Lidl, Arnold Clarke and Enterprise Cars.

Description

The shop is part of 3 commercial premises at ground floor. With Unit 1 fronting onto Sydenham Road, Unit 2 in the middle and Unit 3 at the end of the building.

The unit will be left in a white box, with walls and ceiling plastered and services capped off.

The pavement to the front of Unit 1 is wide and it might be possible for outside seating, subject to obtaining the necessary licence from the council. The unit also benefits from a return frontage onto Mayow Road.

Terms

Available on a new FRI lease for a term to be agreed

Rent £40,000 pax

Business Rates - To be assessed

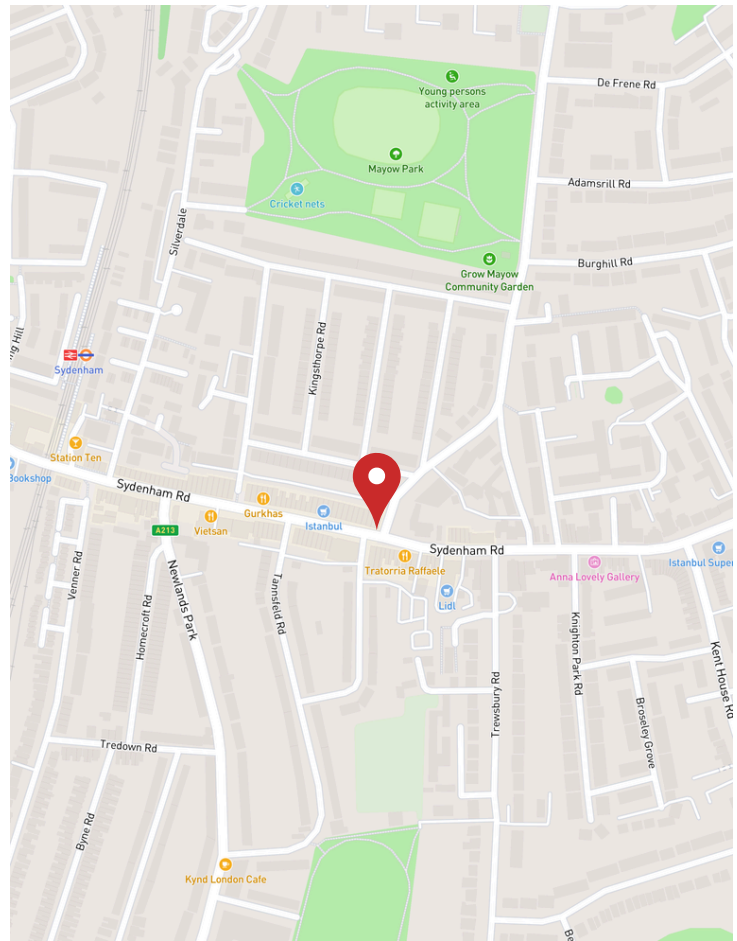
Building Type Class E use

VAT The premises are not elected for VAT

EPC Rating TBC

Size (all measurements are approx GIA)

Ground floor - 685 sq ft (63.6 sq m)



Contact Owners Sole Letting Agents

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