



## 6 RANLESDOWN ROAD LONDON, SE6 3BT

**£1,250 PCM**

This well-located, ground-floor and basement, commercial unit offers a fantastic opportunity for someone to start a business in a developing and bustling environment. The property benefits from large windows at the front and plenty of natural light, as well as a basement area which currently houses a kitchenette area, WC and recently installed shower. The unit is currently fitted out with wooden flooring and operates currently as a barbershop but has a class E license so has the potential for multiple uses.

The unit is located on a busy parade of shops approximately 0.1 miles from Bellingham train station and also sits close to the popular Fellowship Inn pub.

Viewings are available by appointment only.

**DouglasPryce**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Commercial  
Verdant Lane  
London  
SE6 1LF

07887933642  
glenn@douglaspryce.co.uk  
www.douglaspryce.co.uk

DouglasPryce