

# TO LET

## Retail Unit



whozoo.

LEWISHAM

 44B Newlands Park, Sydenham, London SE26 5NF

Price **£18,600 Per Annum**



Property Type

**RETAIL**



Size

**367 FT<sup>2</sup>**



Tenure

**LEASEHOLD**



Borough

**LEWISHAM**



Planning Granted

**NO**



Existing Use

**E CLASS**

### Tenanted



NO

### Local Train Stations



Penge East (0.2 miles)  
Sydenham (0.4 miles)  
Penge West (0.7 miles)

### Local Amenities



The Gym Group (0.4 Miles)  
Lidl (0.4 Miles)  
Sainsburys (1.2 miles)

### VAT Applicable



YES

### Rateable Value

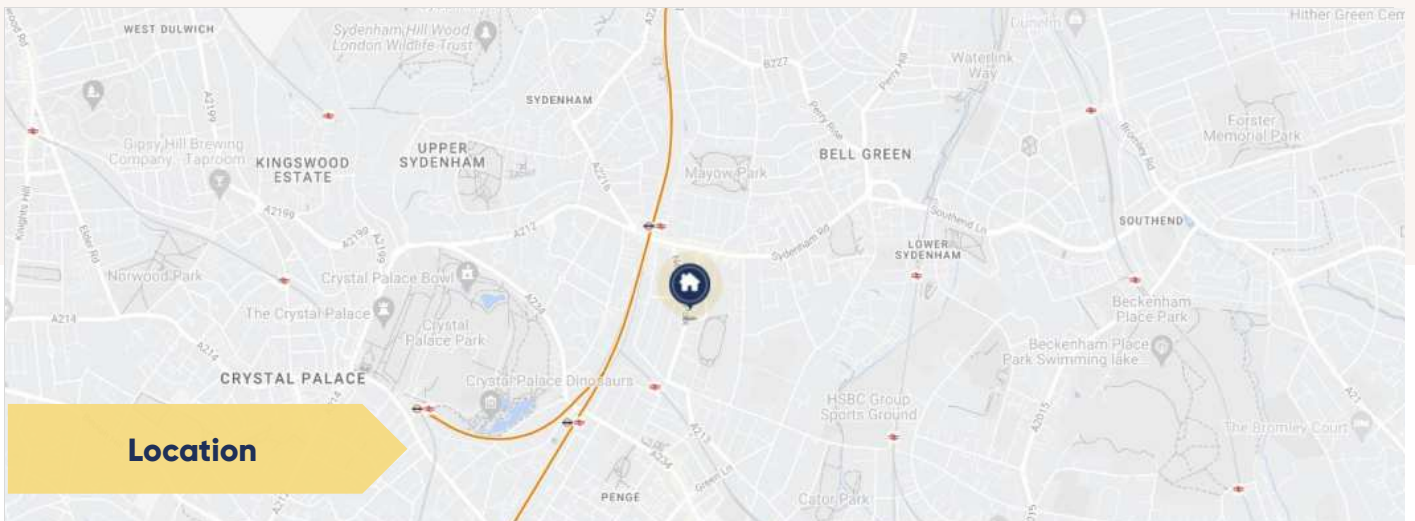


£6,800

### EPC



D



### Location



### Additional Information

This property features a 367 sqft retail unit, currently operating as a café. Located at the back end of the bustling Sydenham High Road, it benefits from high foot traffic and visibility. The unit falls under Use Class E, making it suitable for various commercial activities, excluding takeaway services as per the landlord's preference.

The surrounding residential area provides a steady stream of potential customers, making this an attractive location for businesses catering to local residents. The landlord is seeking a rent of £18,600 per annum and is open to offering a long-term lease to a reliable tenant, with flexible terms and conditions.



**Asher Hamilton**  
**Property Consultant**

✉ asherhamilton@whozoo.co.uk

☎ 07903 643 860 / 0333 200 8330

**whozoo.**  
Commercial Property, Expertly Done



**0333 200 8330**



**info@whozoo.co.uk**



**www.whozoo.co.uk**



**07541 906 478**

- These particulars are only a general outline for the guidance of intending purchasers or lessees and do not constitute in whole or in part an offer or a Contract.
- Reasonable endeavours have been made to ensure that the information given in these particulars is materially correct, but any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries, and survey as to the correctness of each statement.
- All statements in these particulars are made without responsibility on the part of Whozoo Ltd or the vendor or lessor.
- No statement in these particulars is to be relied upon as a statement or representation of fact.
- Neither Whozoo Ltd nor anyone in its employment or acting on its behalf has authority to make any representation or warranty in relation to this property.
- Nothing in these particulars shall be deemed to be a statement that the property is in good repair or condition or otherwise nor that any services or facilities are in good working order.
- Photographs may show only certain parts and aspects of the property at the time when the photographs were taken, and you should rely on actual inspection.
- No assumption should be made in respect of parts of the property not shown in photographs.
- Any areas, measurements or distances are only approximate.
- Any reference to alterations or use is not intended to be a statement that any necessary planning, building regulation, listed building or any other consent has been obtained.
- Amounts quoted are exclusive of VAT if applicable.

**IMPORTANT:** we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.