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FORMER DYLON SITE, WORSLEY BRIDGE ROAD, SYDENHAM, LONDON, SE26

PRE-LETTING OPPORTUNITY



RETAIL, RESTAURANT & CRECHE

Location

Lower Sydenham is located approximately 5 miles south east of Central London. Bromley is approximately 3.5 miles to the south east and Croydon 6.5 miles to the south west. Worsley Bridge Road is situated immediately to the south of Southend Lane (A2218) which links with the A21 to the east. Lower Sydenham railway station is immediately adjacent to the site with a journey time to London Bridge of around 14 minutes and to London Cannon Street in around 23 minutes.

Description

Our client has planning permission to build retail, restaurant and crèche facilities within a high quality mixed use environment.

Accommodation

The property has the following approximate net internal areas:

A1 Retail Space	433 sq. m. (4,661 sq. ft.)
A3 Restaurant	121 sq. m. (1,302 sq. ft.)
D1 Creche	421 sq. m. (4,532 sq. ft.)

Terms

Our client is willing to grant new effective full repairing and insuring leases for terms to be agreed.

Planning

The premises have A1 retail, A3 restaurant and D1 creche consents. However, the tenant must make their own enquiries of the Planning Authority to ensure that their proposed use is permissible prior to entering into any form of contract.

Rent

Upon application.

Legal Costs

Each party to be responsible for their own legal costs.

VAT

Please note that VAT will be chargeable.

Further Information

Plans and further information are available via sole agents Hindwoods.

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"You 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 licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations or through website www.commercialleasecode.co.uk".