



SHW

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TO LET

PROMINENT RETAIL UNIT - 635 SQ FT (58.99 SQ M)

92 Bell Green, Sydenham, Lewisham, SE26 4PZ

LOCATION

The property occupies a prominent position in Sydenham at the busy junction of Bell Green with the A212 Sydenham Road and the A2218 Southend Lane.

To the east of the property on the opposite side of Bell Green is retail warehouse development with occupiers including Sports Direct and Sainsbury's Superstore.

Bell Green Retail Park is also within walking distance of the property with occupiers including B&Q, McDonalds, Pets At Home, Aldi, Currys and Halfords.

Lower Sydenham Station is approximately 800 metres to the south and provides regular train services to London Bridge in 15 minutes.

Bus routes also operate in close proximity.

DESCRIPTION

The property comprises a ground floor retail unit, extending to approximately 635 sq ft (59 sq m). The unit forms part of a mixed-use development comprising 22 residential apartments.

The property is to be offered shell and core.

AMENITIES / OPPORTUNITY

- Prominent main road location
- 635 sq ft of ground floor space
- Offered shell and core
- Three-phase electricity
- Use Class E

RENT

£18,000 per annum exclusive

RATES

We advise parties to undertake their own enquiries with the VOA.

TENURE

A full repairing and insuring lease is available on terms to be agreed.

VAT

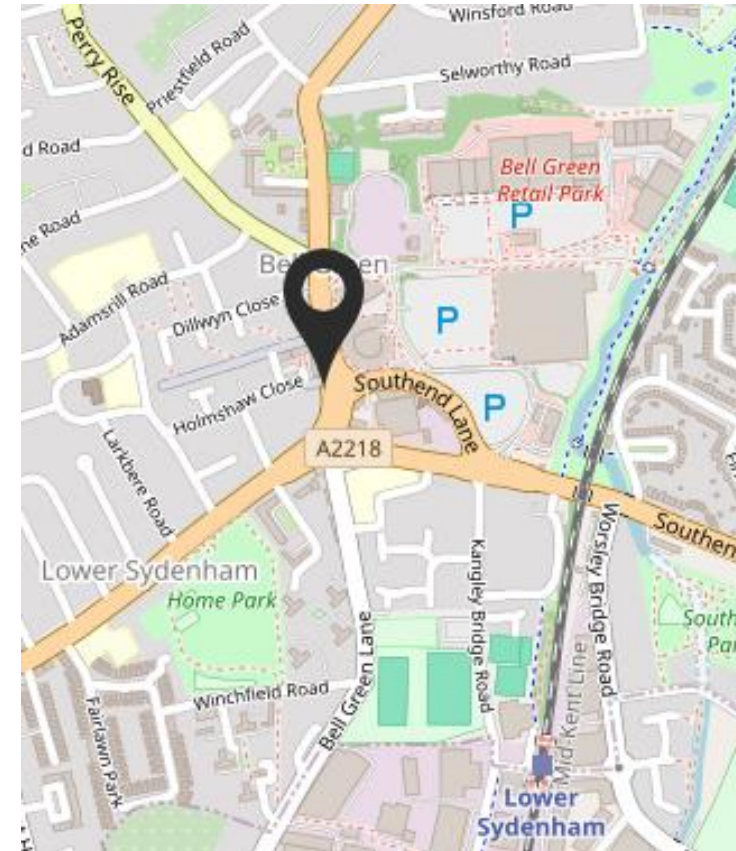
VAT will be chargeable on the terms quoted.

LEGAL COSTS

Each party is to be responsible for their own legal fees.

EPC

An EPC has been commissioned and will be available shortly.



Bell Green

VIEWINGS

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LinkedIn - SHW Property



Instagram – SHW Property

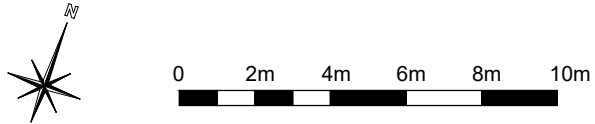
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Site Plan 1:200 @ A3



- Key**
- Estate Boundary
 - Parking Bays
 - Commercial Unit
 - Plant Rooms / Service Risers
 - Bike Storage
 - Refuse Storage
 - Communal Staircase / Lift / Lobby
 - Landlord Maintained Area
 - ▼ Entrance for access to flats
 - ▼ Car Entrance
 - CP Car Charging Points
 - Right of Way

REVISIONS		DO NOT SCALE	
REV	DATE	NOTES	INITIAL
A	20.08.24	Carparking spaces designated; CP added to Parking Space A.	fe

STATUS
Marketing

Notes

Howard Fairbairn MHK
chartered architects

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CLIENT	Oakwood Building Contractors		
PROJECT	86 - 92 Bell Green London SE26 4PZ		
TITLE	Marketing Plan: Site		
DRAWN BY	fe	CHECKED BY	
SCALE	1:200@A3	DATE	Mar. 2024
CAD REF:	6884		

DWG N°. 6884_MP_01 REV N°. A