



THE TALMA

WELLS PARK ROAD, SYDENHAM,
LONDON SE26 6AD

**GROUND FLOOR/BASEMENT A4 USE
TO LET WITHOUT PREMIUM**

- New lease available without premium
- Shell unit in attractive refurbished building
- Prominent corner location in the heart of community area
- A4 use but alternative uses may be considered subject to planning consent

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LOCATION

The property is situated in a highly visible corner position on the junction of Wells Park Road and Taylors Lane at the heart of the Wells Park community in Upper Sydenham. Wells Park itself and the New Generation Youth and Community Centre (TNG) are immediately adjacent, with the local shops and restaurants in Kirkdale only 400m away. Crystal Palace Park, a public 80 hectare Grade II listed park is 700m to the south. Communications are excellent with 2 bus routes passing the door and numerous others within 500m, Sydenham Hill and Sydenham rail stations are both within 1km of the property.*

ACCOMMODATION

Planning permission has been granted to redevelop the property to provide flats on the upper floors and a commercial unit with A4 use on the ground floor and basement. The commercial unit will be provided in shell condition ready for tenants' fit out and will have the following approximate floor areas:

Ground Floor 59.5 sq m/640 sq ft

Basement 72.8 sq m/ 783 sq ft

Plans can be provided showing the layout of the proposed commercial unit. Other uses may be considered, subject to any planning consent necessary.

All negotiations are subject to contract. The Agents are not authorised to make or accept any contractual offer unless prior written notification to the contrary has been given on behalf of the client. In no other case whatsoever are the Agent (or any employee or sub agent) authorised to make or give any representation or warranty on behalf of any party, and whilst information and particulars are given in good faith intending purchasers and lessees must satisfy themselves independently as to the accuracy of all matters upon which they intend to rely.

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LEASE

A new full repairing and insuring lease is available. The lessors are flexible with regards to lease length and other terms of the lease are by negotiation. The lease will be subject to periodic upward only rent reviews to open market value.

RENT

£25,000 per annum exclusive.

BUSINESS RATES

To be assessed.

EPC

This is a new build and an EPC will be provided on building completion.

LEGAL COSTS

Each party to be responsible for their own legal costs

FURTHER INFORMATION

To discuss your interest in the property or for further information, including floor plans, please contact the lessors' sole agent:

Simon Kelly

Tel: 07770 914634

E: simon@intrinsicproperty.co.uk

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