



**STIRLING  
ACKROYD**

**TO LET**

**124 Anerley Road,  
London, SE20 8DL**

**635 sq ft**

**Crystal Palace - New  
Retail Lease Opportunity**



**VIDEO TOUR**

**[stirlingackroyd.com](http://stirlingackroyd.com)**



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## Description

The property comprises a self-contained ground floor retail unit with ancillary basement accommodation, kitchenette and WC facilities.

The premises were previously occupied as a hairdressing and beauty salon since 2015, with the tenant vacating in October 2025.

The unit is now offered with vacant possession for A1 retail use only and any other use would be subject to a formal variation to the lease and Landlord consent.

There are no residential upper parts or ground rent payable.

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## Key points

- Self-contained ground floor commercial unit with basement
- Rental £15,000 per annum
- Rental is not subject to VAT
- A1 Retail Use (fast food/restaurant use NOT permitted)
- Available Now
- New Lease available - direct from the Landlord
- Total floor area : 635 - divided over ground floor 335 sq ft and basement 300 sq ft
- Ideal for a variety of retail occupiers



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## Location

The property is situated on Anerley Road in Crystal Palace, a well-established South East London location characterised by a mix of independent retailers, office occupiers and residential accommodation.

The property is located approximately 0.4 miles (7-8 minute's walk) from Crystal Palace Station, which provides excellent regional and London-wide connectivity. Crystal Palace Station offers both London Overground and National Rail services.

The area is also well served by local bus routes along Anerley Road, providing access to Penge, Beckenham, Sydenham and Bromley.

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## Transport Links



Crystal Palace 0.2 Miles



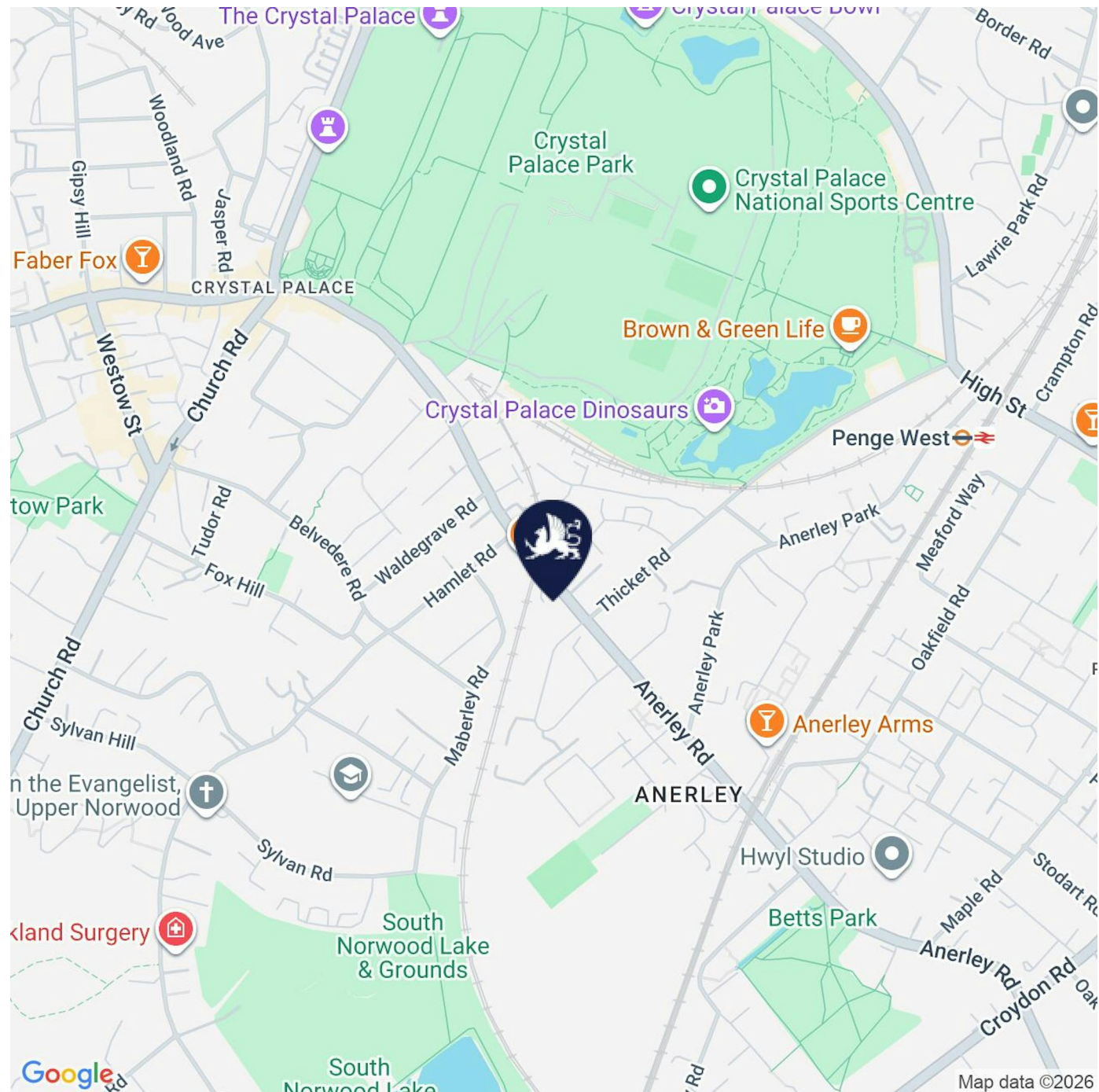
Anerley 0.3 Miles



Penge West 0.5 Miles



Penge East 0.8 Miles





## Rents, Rates & Charges

Lease	New Lease
Rent	£15,000 per annum
Rates	On application
Service Charge	No Ground Rent Payable
VAT	Not applicable
EPC	C (62)

## Viewing & Further Information



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