

# SIDCUP

9-11 SIDCUP HIGH STREET

DA14 6EN

# LINAYS

COMMERCIAL

26A STATION SQUARE  
PETTS WOOD, ORPINGTON,  
KENT. BR5 1NA  
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**01689 875 511**

**LEASE AVAILABLE – PRIME RETAIL PREMISES – 1738SQ.FT (161SQ.M)**

## Location

Sidcup is a busy residential suburb situated on the North Kent border some 12 miles south-west of Central London. Sidcup Mainline Station provides services to London (Charing Cross and Waterloo), with a journey time of approximately 30 minutes. The property is situated at the Eastern end of the High Street in a prime location benefitting from good levels of footfall. Surrounding occupiers include Travelodge, Waitrose and Better Gym.



## Description

The property is of brick construction and comprises a mid-terrace retail unit set out over ground floor level and currently arranged to provide large open plan retail space with rear ancillary storage space, staff areas and WC facilities.

Internally the premises are fitted out to a good standard throughout and would be suitable for a wide variety of users.

The rear of the property can be accessed via a service road.

## Accommodation

(with approximate dimensions and floor areas)

Internal Width	24'7"	7.5m
Sales Depth	67'8"	20m
Sales Area	1,435sq.ft	133sq.m
Rear Ancillary	303sq.ft	28sq.m
WC & Kitchen		

## Terms

The premises are held upon an existing full repairing and insuring lease expiring November 2032. The current rental is £33,000 per annum exclusive. The rent is subject to review at 4 yearly intervals. The Lease is contracted within the security provisions of Landlord and Tenant Act 1954.

A copy of our client's lease is available on request.

THE PROPERTY MISDESCRIPTIONS ACT 1991

The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order of fit for the purpose. Prospective Purchasers/Lessees are advised to obtain verification from their Solicitor or Surveyor. References to the tenure of this property are based on information supplied by our Clients. The Agent has not had sight of the Title Documents and prospective Purchasers/Lessees are advised to obtain verification from their Solicitor.

These Particulars do not form, nor form any part of, an offer or contract. Neither Linays Commercial nor any of their employees has any authority to make or give further representations or warranties to the property

Ref: 4528

## Rating Assessment

We understand from the Valuation Office Agency (VOA) website that the rates payable on the premises are £9,101.00 (2017/18 assessment). Interested parties are **strongly** advised to check the actual rates liability with the local authority directly.

## Legal Costs

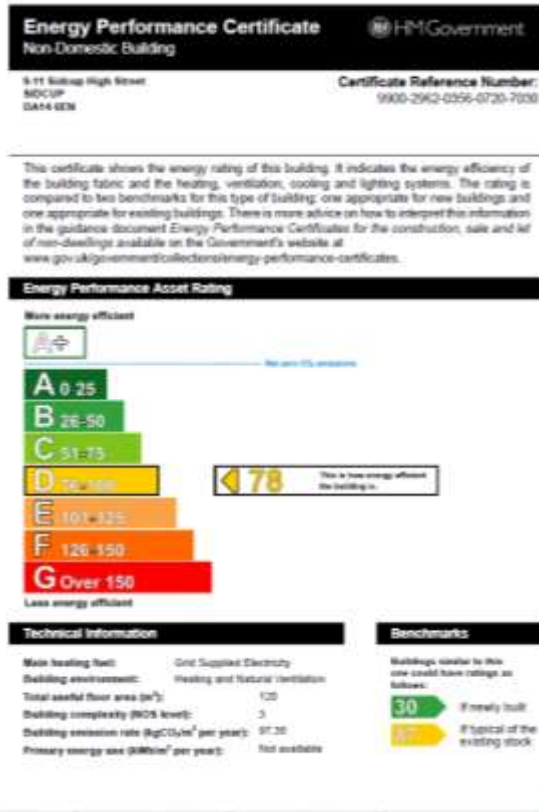
Each party to bear their own legal and professional fees.

## VAT

We have been advised by our clients that VAT will **NOT** be payable upon the rental amount.

## Notes

## Commercial Energy Performance Certificate



## Viewings

Available by prior appointment via Linays Commercial Limited.



Contact: pMandeep Cheema Email: [mc@linays.co.uk](mailto:mc@linays.co.uk)

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