

SIDCUP

52 SIDCUP HIGH STREET

DA14 6EH

LINAYS

COMMERCIAL

26A STATION SQUARE
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**TO LET - A1 RETAIL UNIT - PROMINENT HIGH STREET POSITION
DETACHED REAR STORE – AVAILABLE SEPERATLY OR COMBINED**

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 in a central position on the High Street. Surrounding occupiers in close proximity include Holland and Barrett, Costa, Boots and several High Street Banks.



Description

The property comprises a mid-terrace retail unit set out over ground floor level and rear yard areas. The premises are currently arranged to provide open plan sales space with WC facilities.

To the rear is a detached storage building with full height roller shutter accessed off of Nelson Road.

The premises are considered suitable for a wide range of occupiers.

Accommodation

(with approximate dimensions and floor areas)

Our clients are due to install an additional entrance door at the front of the property providing access to the upper parts.

Retail Unit

Net Frontage: (proposed)	13'5"	4.1m
Sales Depth:	46'6	14.2m

Kitchen & WC

Total Sales Area: (tbc)	580sq.ft	53sq.m
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Rear Store/Workshop

Total First Floor Area:	631sq.ft	58sq.m
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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/Lesseees 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/Lesseees 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

Terms

The entire premises are available to let on the basis of a new full repairing and insuring lease at terms to be agreed at a commencing rental of **£24,000 (Twenty-Four Thousand Pounds per annum exclusive)**.

Alternatively, our clients will consider splitting the property and offering the front retail unit in isolation at **£20,000 (Twenty Thousand Pounds per annum exclusive)** and the rear store at **£6,000 (Six Thousand Pounds) per annum exclusive**.

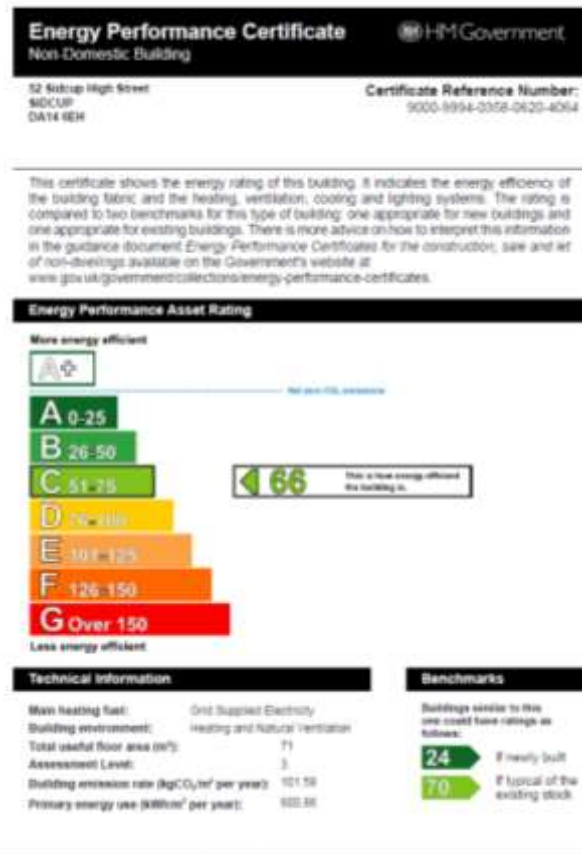
Rating Assessment

We understand from the Valuation Office Agency (VOA) website that the rates payable upon the premises are £6,902.50.25 (2018/19 assessment). Interested parties are **strongly** advised to check the actual rates liability with the local authority directly.

Planning

The property has most recently been used as home furnishings store falling under Class A1 (Retail) of the Town & Country Planning Use Classes Order 1987. All interested parties are advised to make their own enquiries to The London Borough of Bexley.

Commercial Energy Performance Certificate



VAT

We have been advised by our clients that VAT **will not** be payable upon the rental payable under current legislation.

Viewings

Available by prior appointment via joint agents;



Contact:

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