

Ref: AGT/TAH/O:2499

**A2 OFFICE USE**

**LINAYS**  
COMMERCIAL

PROPERTY CONSULTANTS  
CHARTERED SURVEYORS  
VALUERS & ESTATE AGENTS

26a Station Square, Petts Wood,  
Orpington, Kent. BR5 1NA  
Tel: 01889 875511 FAX: 01889 831416  
Email: commercialproperty@linays.co.uk  
Web: www.linays.co.uk

**TO LET**

**GROUND FLOOR LOCK-UP OFFICE UNIT WITH  
A2 OFFICE USE**



*Archive Photograph*

**13 MARKET PARADE, HIGH STREET, SIDCUP, DA14 6EP**

**LOCATION:** Situated in a prominent position within an established parade offering a mixture of retail, office and restaurant properties.

**DESCRIPTION:** Comprises a mid-terrace single storey lock up shop unit for A2 Office uses plus rear yard (not inspected - pedestrian access only via shared alleyway).

The property adjoins a substantial refurbishment project currently being undertaken to provide 3 shops plus 14 flats due for completion in July 2011. The proposed Waitrose and Travel Lodge Hotel is situated only approximately 100 yards distant.

These Particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed nor do they constitute an offer or contract



**ACCOMMODATION:** with approximate dimensions and floor areas comprises:-

**OFFICE:** 20'0" x 26'8" (6.10m x 8.12m<sup>2</sup>) max.  
Plus Cloakroom/wc, kitchenette and access to rear yard.

**FLOOR AREA APPROX:** 500 sq. ft. ( 46.45m<sup>2</sup>)

**TERMS:** Flexible short Lease available if required - 1 year term upwards.

**RENT:** £120 per week exclusive (£6,240 pax)

**LEGAL COSTS:** Each party to be responsible for the payment of their own legal fees.

**RATES PAYABLE:** We understand from a verbal enquiry of the London Borough of Bexley that the rates payable on the premises are **£3,476.60 per annum (2010/2011 Assessment)**. Interested parties are **strongly** advised to check the actual rates liability with the Local Authority direct.

**VAT:** We are advised by our Clients that VAT will **not** be payable upon the price agreed under current legislation.

**VIEWING:** **ONLY** by arrangement with the Owner's Agents:  
**LINAYS COMMERCIAL Tel: 01689 875511**

**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