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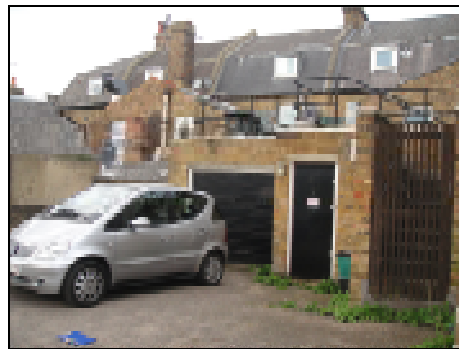
LINAYS
COMMERCIAL

PROPERTY CONSULTANTS
CHARTERED SURVEYORS
VALUERS & ESTATE AGENTS

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Orpington, Kent. BR5 1NA
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TO LET

**TOWN CENTRE SHOP UNIT
WITH PRIVATE CAR PARKING**



8 SIDCUP HIGH STREET, SIDCUP DA14 6ED

LOCATION:

Situated at the southern end of the High Street. Surrounding occupiers include Somerfields Supermarket and Clarks Shoes. The Unit is diagonally opposite the proposed redevelopment of the former Black Horse to provide a Waitrose Convenience Store, Travel Lodge Hotel, Restaurant and shop units.

DESCRIPTION:

Comprises a ground floor lock-up shop with A1 Retail Use. The property has the benefit of a modern shop front and parking facilities to the rear plus a lock up store/garage.

ACCOMMODATION:

(with approximate dimensions and floor areas)

Internal width: 14'3" (4.34m) widening to 16'0" (4.88m)

Shop depth: 27' (8.23m)

Rear offices: 21'6" X 7'7" (6.55m X 2.31m)

10'10" X 15'4" (3.30m X 4.68m)

Ladies' and Gent's cloakrooms/WCs

Kitchen: 6'0" X 4'0" (1.83m X 1.22m)

Garage/Store: 16'5" X 10'1" (5.01m X 3.07m)

15'3" X 8'10" (4.65m X 2.69m)

Ground floor area approx 1,077 sq.ft (100.06m²)

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

Although the depth to the current retail area is approximately 27'0" it may be possible to increase this by opening the division wall between the retail and existing office areas subject to landlord's consent and any other required statutory approvals including Building Regulation Consent.

Features

- Modern glazed shop front
- Rear storage area
- Carpeted throughout (excl. storage)
- Suspended ceiling with integral lighting
- Rear access with parking/garage

TERMS:

To be let upon a full repairing and insuring Lease at terms to be agreed.

RENT:

£200 per week exclusive (£10,800 per annum exclusive).

LEGAL COSTS:

The ingoing tenant is to be responsible for the payment of both parties legal fees.

**MAINTENANCE/
SERVICE CHARGE:**

We are advised by our clients that the owners of the two self-contained flats each contribute 20% (40% in total) of the cost of the repair, maintenance, decoration and management of the common parts and structure and contributions towards the landlord's buildings insurance premium.

RATES PAYABLE:

We understand from a verbal enquiry of the London Borough of Bexley that the rates payable on the premises are **£3,560.40** (2011/2012 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 on the rental under current legislation.

VIEWING:

STRICTLY by arrangement with the Owner's Agents:
LINAYS COMMERCIAL Tel: 01689 87551

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

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