

Ref: MT/sg/0:3440

LINAYS
COMMERCIAL

PROPERTY CONSULTANTS
CHARTERED SURVEYORS
VALUERS & ESTATE AGENTS

26a Station Square, Petts Wood,
Orpington, Kent. BR5 1NA
Tel: 01689 875511 FAX: 01689 831416
Email: commercialproperty@linays.co.uk
Web: www.linays.co.uk

**FREEHOLD FOR SALE
COMMERCIAL AND RESIDENTIAL
BUILDING WITH PARKING**



1 HATHERLEY ROAD, SIDCUP KENT DA14 4BH

LOCATION:

Situated in a prominent position adjacent to Sidcup High Street and convenient for Sidcup Railway Station which offers Main Line services to London Bridge, Waterloo East, Charing Cross and Cannon Street. Sidcup benefits from direct trunk road access via the A20 to the M25 at Junction 3.

DESCRIPTION:

The property comprises a 3 storey semi-detached property arranged on ground and 2 upper floors. The ground floor is currently used as A2 professional offices in the front portion of the building and a B1 Light Industrial at the rear, together with a single storey covered area to the side of the building currently used for storage.

At the rear is a large yard area used as storage but without direct vehicular access.

At the front of the property there is a hard standing for off street parking for 2-3 cars.

The upper floors comprise a 3 bedroom self-contained maisonette with private access from Hatherley Road.

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

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ACCOMMODATION:

(with approximate dimensions and floor areas)

Ground Floor

Front A2 area	405 sq.ft.	(37.63m ²)
Rear office	250 sq.ft.	(23.23m ²)
Rear store/office	760 sq.ft.	(70.61m ²)
Side store	280 sq.ft.	(26.01m ²)
Rear yard	1,700 sq.ft.	(157.93m ²)

(includes system built garage used for storage)

plus kitchen

plus ladies' and gent's WCs

First Floor

Lounge	13'10 x 13'6	(4.22m x 4.11m)
Bedroom 1	13'10 x 13'8	(4.22m x 4.17m)
Kitchen	12'0 x 9'9	(3.66m x 2.97m)
WC/shower	10'1 x 7'0	(3.05m x 2.13m)

Second Floor

Bedroom 2	13'10 x 12'0	(4.22m x 3.66m)
Bedroom 3	13'10 x 13'8	(4.22m x 4.17m)

Features (all untested)

- Upvc double glazing
- Separate central heating boilers for commercial and residential area
- Off-street car parking
- Large rear yard area

POSSESSION:

The property is offered with **VACANT POSSESSION** of the entire ground floor areas. The 3 bedroom maisonette is currently let upon an Assured Shorthold Tenancy at a rent of **£900** per calendar month.

FREEHOLD PRICE:

£475,000 with the benefit of the income from the maisonette

RATES PAYABLE:

We understand from a verbal enquiry of the London Borough of Bexley that the rates payable on the premises are £3,374.40p (2007/2008 assessment). The flat is rated in Band C for Council Tax purposes. 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 sale price under current legislation.

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

VIEWING:

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

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