

Ref: AGT/sg /0:3534

A3 CONSENT GRANTED

TO LET

(FREEHOLD MAY BE AVAILABLE)

**LOCK-UP SHOP UNIT
Approx. 750 sq.ft. (69.68 m²)**



44 SIDCUP HIGH STREET, SIDCUP DA14 6EH

LOCATION:

Situated within the central section of Sidcup High Street. Surrounding occupiers include Costa Coffee, 99p Stores, Abbey, QS and Age Concern

DESCRIPTION:

Comprises a lock-up shop unit with raised rear sales area plus kitchen/store and cloakroom/wc (DDA compliant).

ACCOMMODATION:

(with approximate dimensions and floor areas)

Shop 14'6 x 30'6 (4.42m x 9.29m)

Plus 8'8 x 6'3 (2.64m x 1.91m)

Steps to Upper sales/shop area (irregular in shape)

12'9 x 26'4 (3.89m x 8.03m)

(at extremes)

Sales area approx. 750 sq.ft. (69.68m²)

Cloakroom/WC

Kitchen/staff room 9'11 x 8'3 (3.02m x 2.51m)

Door to rear



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

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

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Features (all untested)

- Tiled floors to retail areas
- Spotlight or fluorescent lights
- Glazed shop front

TERMS:

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

RENT:

£14,000 per annum exclusive

ALTERNATIVELY:

Our clients will consider the sale of the shop subject to a long Lease granted upon the residential upper part at a figure of **£200,000**.

RATES PAYABLE:

We understand from a verbal enquiry of the London Borough of Bexley that the rates payable on the shop premises are £5,899.50 (2010/2011 assessment). Council Tax awaiting assessment. Interested parties are **strongly** advised to check the actual rates liability with the Local Authority direct.

LEGAL COSTS:

In the event of a letting, the ingoing tenant is to be responsible for the payment of both parties' legal fees.

VAT:

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

VIEWING:

**STRICTLY 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