

Ref: AGT/AK /0:3566



PROPERTY CONSULTANTS  
CHARTERED SURVEYORS  
VALUERS & ESTATE AGENTS

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## TO LET

**NEW LOCK UP SHOP UNITS - A1 & D1 USES  
EXTENSIVE FRONTAGE TO MARKET PARADE  
570 SQ.FT. (52.95M<sup>2</sup>) - 2,650 SQ.FT.(246.9M<sup>2</sup>)  
FITTED SHOP FRONTS WITH  
KITCHENETTES AND CLOAKROOMS/WC'S**



**HILL VIEW COURT  
15, 17 & 19 MARKET PARADE,  
SIDCUP HIGH STREET, SIDCUP DA14 6EP**

### LOCATION:

Situated in a prominent position and adjoining an established parade, offering a mixture of retail and restaurant/catering units. The development is situated at the junction of Market Parade with Craybrooke Road only a short distance from the new Travel Lodge Hotel and Waitrose Store development. (Currently under construction)

### DESCRIPTION:

Our clients have completed an extensive refurbishment and development arranged on ground and three upper floors to comprise 2 ground floor retail style units with the benefit of retail consent (A1 Use) and 1 unit with the benefit of D1 Use (Medical and Consulting rooms). The development scheme also includes 14 self contained flats arranged on the upper levels and to the rear of the ground floor fronting Craybrooke Road.

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 net internal floor areas)

The units are available separately or combined.

**Unit 15: (adjoining 13 Market Parade)**

	Class A1 Use	66.89m <sup>2</sup>	( 720 sq.ft)
Unit 17:	Class A1 Use	52.95m <sup>2</sup>	( 570 sq.ft)
Unit 19:	Class D1 Use	126.35m <sup>2</sup>	(1360 sq.ft)

(with potential for A1 Use)

**TOTAL FLOOR AREA APPROX: 246.19M<sup>2</sup> (2650 SQ.FT)**

Our Clients have installed shop fronts, kitchenettes and cloakroom/wc to each unit.

**TERMS:**

Units are available separately or combined upon new full repairing and insuring leases at terms to be agreed or for sale on Long Leases.

**RENTS:**

Unit 15:	£15,000 per annum exclusive
Unit 17:	£12,000 per annum exclusive
Unit 19:	£22,000 per annum exclusive

**UNDER OFFER**

**RATES PAYABLE:**

To be assessed - London Borough of Bexley.

**SERVICE CHARGE:**

A Service Charge will be levied to cover the cost of the repair, maintenance, decoration and management of the common parts and structure, plus a contribution towards the freeholders buildings insurance premium.

**LEGAL COSTS:**

Our Clients have negotiated reduced legal costs with a local firm of Solicitors for prospective Tenants. (Ref: AGT for details)

**VAT:**

We are advised by our clients that VAT *will be* payable upon the price or rental agreed 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

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