

Ref: AGT/AK/0:3683

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

**CORNER LOCK-UP SHOP UNIT
(FORMER OFF LICENCE)
OPPOSITE PROPOSED NEW
TRAVEL LODGE HOTEL AND WAITROSE**



1 MARKET PARADE, SIDCUP DA14 6EP

LOCATION:

Situated in a prominent position at the junction of Sidcup High Street and St. Johns Road. The Unit adjoins KFC and is opposite the proposed new Waitrose and Travel Lodge development.

DESCRIPTION:

Comprises an end of terrace single storey lock-up shop unit with rear storage area, kitchenette and cloakroom/wc.

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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



O: 3683

ACCOMMODATION: (with approximate dimensions and floor areas) comprises:-
Currently partitioned to provide Sales and Storage areas
SHOP: 18'6" (5.64m) narrowing to 16'11" (5.16m) x 60'0" (18.28m)
(maximum depth) including kitchenette area.
POTENTIAL SALES AREA APPROX 1,075 SQ.FT. (99.87m²)
Cloakroom/wc

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

RENT: £11,000 per annum exclusive

RATES PAYABLE: We understand from a verbal enquiry of the London Borough of Bexley that the rates payable on the premises are £5,698.75 (2010/2011 Assessment). Interested parties are strongly advised to check the actual rates liability with the Local Authority Direct.

LEGAL COSTS: 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: ONLY by prior arrangement with the Owner's Agents
LINAYS COMMERCIAL Tel: 01689 875511 or
Email: Commercialproperty@linays.co.uk

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