

SIDCUP

52 SIDCUP HIGH STREET

DA14 6EH

LINAYS

COMMERCIAL

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FREEHOLD SALE – A1 RETAIL UNIT WITH TWO BED MAISONETTE PROMINENT HIGH STREET POSITION

Location

Sidcup is a busy residential suburb located on the North Kent border some 12 miles south-west of Central London. Sidcup Mainline Station provides services to London (Charing Cross and Waterloo), with a journey time of approximately 30 minutes. The property is situated in a central position on the High Street. Surrounding occupiers in close proximity include Holland and Barrett, Costa, Boots and several High Street Banks.

Description

The property comprises a mid-terrace building set out over ground and two upper floors beneath a pitched roof. The ground floor retail unit is vacant and arranged to provide open plan sales space, WC and external rear yard. The upper parts are currently accessed via an external staircase from the rear yard and arranged to provide two bedrooms, living area, bathroom and kitchen all requiring refurbishment throughout. Planning permission has been granted for the installation of a new shopfront incorporating entrance to self-contain the upper parts, see overleaf.



Accommodation

(with approximate dimensions and floor areas)

Retail Unit		
Net Frontage:	18'2"	5.5m
Sales Depth:	46'6	14.2m
WC		
Sales Area:	717sq.ft	sq.m
Rear Store/Workshop (sold upon a long lease)		
Maisonette (First and Second Floor)		
Entrance Hall, Kitchen, Living Room, Two Bedrooms and Bathroom.		

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

Price

£375,000 (Three Hundred and Seventy Five Thousand Pounds) for our clients Freehold interest with full vacant possession, subject to the long lease granted on the rear store.

Rating Assessment

We understand from the Valuation Office Agency (VOA) website that the rates payable upon the premises are Shop £7,014.00 (2019/20 assessment) Maisonette Band C (2019/20 assessment)
Interested parties are **strongly** advised to check the actual rates liability with the local authority directly.

Planning

The ground floor has most recently been used as home furnishings store falling under Class A1 (Retail) of the Town & Country Planning Use Classes Order 1987. All interested parties are advised to make their own enquiries to The London Borough of Bexley.

Planning permission (Ref: 18/02719/FUL) was granted on the 13th March 2019 for the installation of new shopfront incorporating an entrance to provide a self-contained first floor flat including replacement and repositioned external rear staircase with an enlarged landing to rear entrance of the flat. Copies of the planning application are available upon request.

Commercial Energy Performance Certificate

Energy Performance Certificate

Non-Domestic Building

52 Sidcup High Street
SIDCUP
DA14 6EH

Certificate Reference Number:
9000-9994-0358-0620-4064

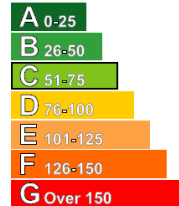
This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information in the guidance document *Energy Performance Certificates for the construction, sale and let of non-dwellings* available on the Government's website at www.gov.uk/government/collections/energy-performance-certificates.

Energy Performance Asset Rating

More energy efficient



Net zero CO₂ emissions



66 This is how energy efficient the building is.

Less energy efficient

Technical Information

Main heating fuel:	Grid Supplied Electricity
Building environment:	Heating and Natural Ventilation
Total useful floor area (m ²):	71
Assessment Level:	3
Building emission rate (kgCO ₂ /m ² per year):	101.58
Primary energy use (kWh/m ² per year):	600.86

Benchmarks

Buildings similar to this one could have ratings as follows:

24	If newly built
70	If typical of the existing stock

VAT

We have been advised by our clients that VAT **will not** be payable upon the rental amount or sale price under current legislation.

Viewings

Available by prior appointment via joint agents;



Contact:

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