

SIDCUP

53 DAYS LANE

DA15 8JL

LINAYS

COMMERCIAL

26A STATION SQUARE
PETTS WOOD, ORPINGTON,
KENT, BR5 1NA
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FREEHOLD FOR SALE - RETAIL INVESTMENT OPPORTUNITY

Location

Sidcup is a busy residential suburb situated on the North Kent border, some 12 miles south of Central London, adjacent to the A20 trunk road. The town also enjoys good rail services (Charing Cross and Waterloo approximately 20 minutes).

The property is situated at the junction of Days Lane with Arlington Close within a predominantly residential area. Days Lane links Halfway Street and Blackfen Road.



Description

The property comprises an end of terrace building arranged on two floors to provide a ground floor shop and residential uppers parts separately accessed from Arlington Close and which have been sold off on a long lease.

The ground floor is currently occupied as a beauty salon with reception, partitioned treatment rooms, kitchen and WC. The premises are fitted out to a good standard throughout and features include return frontage, front forecourt area, gas central heating and tiled flooring.

Accommodation

(with approximate dimensions and floor areas)

Ground Floor

Internal Width:	13'4"	4.1m
Internal Depth:	21'9"	6.7m
Sales Area Approx.	294sq.ft	27sq.m
Kitchen	21sq.ft	1.8sq.m
W.C		
Rear Yard		

First Floor

Not inspected

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/ Tenancies

Offers invited in excess of **£125,000 (One Hundred and Twenty-Five Thousand Pounds)** for our client's freehold interest, subject to the leases granted.

Ground Floor Shop: Let upon a Full Repairing and Insuring lease for a term of 5 (Five) years from 31st March 2015, expiring 31st March 2020. The current rental amount is £6,930 (Six Thousand Nine Hundred and Thirty Pounds) per annum exclusive, payable monthly in advance.

First Floor Flat: Sold upon a long lease for a term of 99 years from September 1998 subject to a ground rent of £50 per annum for the first 33 years (until 2031) rising to £100 for the next 33 years and then £200 for the remainder of the term.

Copies of both leases are available on request.

VAT

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

Planning

The ground floor is occupied as a Beauty Salon under a Sui Generis planning use class. We are advised that planning consent was granted under application number 07/07012/FUL for this use. A copy of the planning consent is available on request.

Energy Performance Certificate



Rating Assessment

We understand from the Valuation Office Agency (VOA) website that the rates payable on the premises are assessed as follows (2018/2019):

Shop: £2,208.00

Flat: Council Tax Band B

Interested parties are **strongly** advised to check the actual rates liability with the local authority directly.

Viewings

Available by prior appointment with Linays Commercial Limited.



Contact:
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Mandeep Cheema

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