

SIDCUP

19/21 BLACKFEN ROAD

DA15 8QD

LINAYS

COMMERCIAL

26A STATION SQUARE
PETTS WOOD, ORPINGTON,
KENT. BR5 1NA
Fax: 01689 831416

01689 875 511

**FREEHOLD FOR SALE - RETAIL PREMISES PLUS TWO FLATS WITH REAR GARDEN
POTENTIAL FOR REFURBISHMENT/REDEVELOPMENT - SUBJECT TO PLANNING**

Location

Situated in a prominent position fronting a busy road (A210) which links the local shopping centre of Blackfen with Eltham. The subject property forms part of a small parade of retail units within a principally residential area. The University of Greenwich Avery Hill Campus is in close proximity.

Description

Comprises a double fronted retail shop unit currently in single occupation but we are advised by our clients originally comprised 2 shop units. The first floor comprises two separate flats, (21a) one x 2-bed and (19a) one x 3-bed. The 3-bed unit is occupied on a Shorthold Tenancy. The 2-bed has been prepared ready for redecoration/refurbishment works which have not been completed. To the front of the property there is a forecourt area used for parking and to the rear a garden and parking area via a vehicle access way adjacent to the shops, which we are advised is in the client's ownership and includes the area to the rear of 17 Blackfen Road. There is currently a Telephonica Mobile Phone installation upon the roof of 19 Blackfen.



Accommodation

(With approximate dimensions and floor areas)

Shop Unit

Floor area approx:

1100 Sq ft (102.19m²) including kitchenette & cloakroom/WC

Total Site Area approx:

9350 sq ft (868m²) = 0.21 Acres (0.0849 Hectares)

Flats:

Access to the flats is via the rear Comprising: 1 x two bedroom and 1 x three bedroom.

Rear garden and forecourt parking area.

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

Ref: 4271

Terms/ Price

Shop: Let on a full repairing and insuring lease for a term of 5 year from 23rd March 2018 at a current rental of **£17,000 per annum exclusive**.

Flat 19a: requires refurbishment.

Flat 21a: Currently occupied by the owner on an AST at a rental of **£900 per calendar month**. The owner is willing to offer vacant possession upon completion if required.

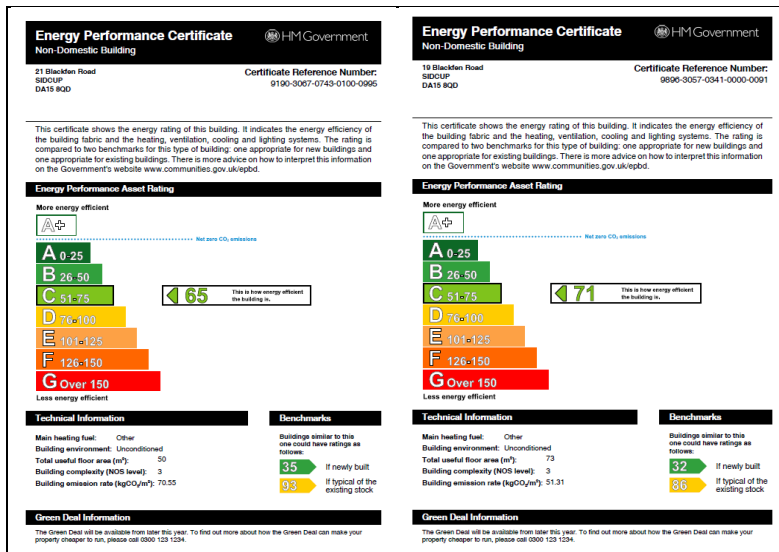
Phone Mast: Let upon a lease expiring August 2024 at a rental of **£9,500 per annum exclusive**. The rent was subject to rent review in August 2016, the review remains outstanding. The lease is granted outside of the provisions of the Landlord & Tenant Act and both Landlord and Tenant have the opportunity to operate break clauses which may assist with future developments, subject to the grant of any planning permission.

FREEHOLD PRICE:
£770,000 (seven hundred and seventy thousand pounds) subject to the existing leases upon the shop, aerial installation and the short-hold tenancy upon the 3-bed flat, the 2-bed flat and area of land to the rear will have vacant possession.

Rating Assessment

We understand from the Valuation Office Agency (VOA) website that the rates payable on the shop premises are £6,262.50 (2019/20 assessment). Council Tax 19a band B and Flat 21a Band C. Interested parties are **strongly** advised to check the actual rates liability with the local authority directly.

Commercial Energy Performance Certificates



VAT

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

Town Planning

We are advised by our clients that a planning application to extend and refurbish the property to provide a substantially larger retail unit plus a further two bedroom flat has been refused. A planning appeal has been submitted and the results of such are awaited.

Viewings

Available by prior appointment via Linays Commercial Limited.



Contact:
Adrian Tutchings
Mandeep Cheema

Email:
commercialproperty@linays.co.uk
mc@linays.co.uk

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