

# SIDCUP

82 - 86 ST JAMES WAY

DA14 5HF

# LINAYS

COMMERCIAL

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

**01689 875 511**

**TO LET – TRIPLE FRONTED RETAIL UNIT - 2785 SQ.FT (277.3 SQ.M)  
AVAILABLE SEPERATELY OR COMBINED**

## Location

Sidcup is a busy suburb located on the North Kent border within The London Borough of Bexley. The property is situated within an established local shopping parade in a predominantly residential area just off the North Cray Road.

The town benefits from excellent road links with the A2 and A20 providing direct access to Central London. The M25 Motorway is approximately 5 miles to the East.



## Description

The premises comprises three adjoining retail units set out over ground floor level available separately or combined.

The properties benefit from free parking which is available at the roadside adjacent the subject units. There is also parking to the rear of the premises within the rear yard.

Our clients are willing to consider alternative uses, subject to the grant of planning consent.

## Accommodation

(with approximate floor areas)


Unit No 82 -	1,010 sq.ft	93.83 sq.m
Unit No 84 -	923 sq.ft	85.7 sq.m
Unit No 86 -	<u>852 sq.ft</u>	<u>79.15 sq.m</u>
<b>Total Gross Floor Area -</b>	<b>2,785 sq.ft</b>	<b>277.3 sq.m</b>

## Terms

The premises are available to let on the basis of a new effectively full repairing and insuring leases for a term of years to be agreed at a commencing rental of **£40,000 per annum exclusive**. Alternatively each unit is available in isolation at a commencing rental of **£12,000 per annum exclusive**. Rents payable quarterly in advance.

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

Rating Assessment	Commercial Energy Performance Cert.
<p>We understand from the Valuation Office Agency (VOA) website that the rates payable on the premises are based on the (2019/2020) assessment            No 82 - £4,358.70            No 84 &amp; 86 - £8,767.50            Interested parties are <b>strongly</b> advised to check the actual rates liability with the local authority directly.</p> <p>Prospective tenants may be able to obtain full relief upon the included units from Business Rates under the small business rate relief Government incentive and should contact the London Borough of Bexley Business Rates Department.</p>	<p>Assessment Awaited</p>
Legal	
<p>Each party is to bear their own legal fees.</p>	Viewings
VAT	<p>Available by prior appointment with Linays Commercial Limited.</p>
<p>We have been advised by our clients that VAT will <b>NOT</b> be payable upon the rental under current legislation.</p>	 <p><b>01689 875 511</b></p>
Notes	
	<p><b>Contact:</b>            Mandeep Cheema            Adrian Tutchings</p> <p><b>Email:</b>            mc@linays.co.uk            commercialproperty@linays.co.uk</p>
<p><small>THE PROPERTY MISDESCRIPTIONS ACT 1991</small>            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</p>	