SIDCUP

82 - 86 ST JAMES WAY

DA14 5HF

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.

Accommodation

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.

(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 -	852 sq.ft	79.15 sq.m
Total Gross Floor Area -	**2,785 sq.ft**	**277.3 sq.m**

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 **£15,000 per annum exclusive**. Rents payable quarterly in advance.

Rating Assessment	Commercial Energy Performance Cert.
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 & 86 - £8,767.50 Interested parties are **strongly** advised to check the actual rates liability with the local authority directly. 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.	Assessment Awaited

Legal

Each party is to bear their own legal fees.

VAT

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

Notes

Viewings

Available by prior appointment with Linays Commercial Limited.

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