

SIDCUP

142 - 146 STATION ROAD

DA15 7AB

LINAYS

COMMERCIAL

26A STATION SQUARE
PETTS WOOD, ORPINGTON,
KENT. BR5 1NA
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**TO LET – REFURBISHED RETAIL UNIT – PROMINENT MAIN ROAD POSITION
AVAILABLE SEPERATLY OR COMBINED – FROM 720 SQ.FT TO 1453 SQ.FT**

Location

Sidcup is a busy residential suburb situated on the North Kent border some 12 miles south-west of Central London. Sidcup Railway Station is within easy walking distance from the property and has regular services to London Bridge, Cannon Street and Charing Cross stations with a journey time of approximately 30 minutes.

The property is situated in a prominent position within an established parade benefitting from good levels of passing traffic and footfall. Surrounding occupiers include a mixture of retail and restaurant operators.



Description

The proposed units are set out over ground floor level and comprise two single or a double shop unit within a mixed-use building with front forecourt areas. The retail units will be completed to include shop fronts, mains power, lighting, kitchen and WC's. We believe the premises would be suitable for a wide variety of business including retail or professional services.

Accommodation

(with approximate floor areas) please note areas comprise gross internal floor area.

Total Floor Area approx.	1453 sq.ft	(137sq.m)
Capable of division to provide two units		
Unit 1 approx	733 sqft	(68.97 sq.m)
Unit 2 approx	720 sq.ft	(66. sq.m)

Terms

The premises are available to let as a double or two individual units on a new effectively full repairing and insuring lease for a term of years to be agreed at a commencing rent of :-

Unit 1	£26,500 per annum exclusive
Unit 2	£22,000 per annum exclusive
Combined	£45,000 per annum exclusive

All rents are to be paid 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

Service Charge

We are advised by our clients that a service charge is levied to cover the cost of the repairs, maintenance & management of the common parts & structure. Full details are awaited.

Rating Assessment

We understand from the Valuation Office Agency (VOA) website that the rates payable on the premises are to be assessed by the VOA / Local authority upon completion. Interested parties are **strongly** advised to check the actual rates liability with the local authority directly.

Legal Costs

Each party is to be responsible for the payment of their own legal fees.

VAT

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

Town Planning

Planning permission has been granted for A1 (retail use) our client will consider alternative uses subject to the prospective tenant obtaining planning approval. Please note our client will not consider A3 (restaurant) A4 (Bar) or A5 (Takeaway) uses.

Commercial Energy Performance Certificate

Energy Performance Certificate Non-Domestic Building



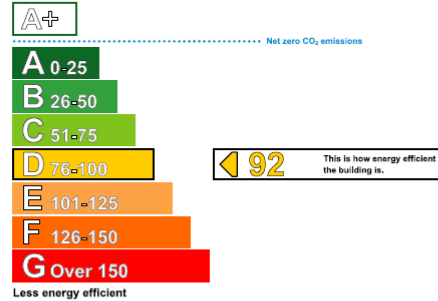
142-146 Station Road
SIDCUP
DA15 7AB

Certificate Reference Number:
0070-1966-0311-0550-1084

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



Technical Information

Main heating fuel: Grid Supplied Electricity
 Building environment: Heating and Mechanical Ventilation
 Total useful floor area (m²): 335
 Assessment Level: 3
 Building emission rate (kgCO₂/m² per year): 92.77
 Primary energy use (kWh/m² per year): 548.73

Benchmarks

Buildings similar to this one could have ratings as follows:
 22 If newly built
 66 If typical of the existing stock

Viewings

Available by prior appointment via Linays Commercial Limited.



Contact:
 Adrian Tutchings
 Mandeep Cheema

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mc@linays.co.uk

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