

# SIDCUP

5 INVICTA PARADE, HIGH STREET

DA14 6ER

# LINAYS

COMMERCIAL

26A STATION SQUARE  
PETTS WOOD, ORPINGTON,  
KENT. BR5 1NA  
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**01689 875 511**

**TO LET – GROUND FLOOR RETAIL UNIT – PROMINENT HIGH ST POSITION**

## 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 1 mile 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 Waitrose, KFC and a mixture of independent retail and restaurant operators.



## Description

The property comprises a mid-terrace retail unit set out over ground floor level with rear yard and currently arranged to provide front sales area with partitioned rear storage/office areas. Externally a single garage is accessed via a service road at the side of the property. Features include air conditioning, electric security shutters and suspended ceilings with integrated lighting (all untested). We believe the premises would be suitable for a wide variety of business including retail or professional services.

## Accommodation

(with approximate floor areas)

Internal Width:	14'7"	4.5m
Sales Depth:	22'	6.8m
Built Depth:	44'	13.7m
Ancillary Storage:	226sq.ft	21sq.m
<b>Total Floor Area approx.</b>	<b>584 sq.ft</b>	<b>54sq.m</b>
Detached Garage.		


## Terms

The premises are available to let on the basis of a new full repairing and insuring lease for a term of years to be agreed at a commencing rent of **£12,500 (Twelve Thousand Five Hundred Pounds)** per annum exclusive. Rents are 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 Certificate
<p>We understand from the Valuation Office Agency (VOA) website that the rates payable on the premises are £3,646.77. 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 100% relief from Business Rates under the Small Business Rate Relief Government Incentive and should contact the London Borough of Bexley Business Rates Department for further information.</p>	
Legal Costs	Viewings
<p>Each party is to be responsible for the payment of their own legal fees.</p>	<p>Available by prior appointment via Linays Commercial Limited.</p>
VAT	 <p>26A STATION SQUARE PETTS WOOD, ORPINGTON, KENT. BR5 1NA Fax: 01689 831416 <b>01689 875 511</b></p>
<p>We have been advised by our clients that VAT will <b>NOT</b> be payable upon the rental amount under current legislation.</p>	
	<p>Contact: Mandeep Cheema      Email: <a href="mailto:mc@linays.co.uk">mc@linays.co.uk</a></p>