

# SIDCUP

'PALMER BROTHERS', NELSON ROAD

DA14 6DY

# LINAYS COMMERCIAL

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

**01689 875 511**

**TO LET – FORMER CAR SHOWROOM PREMISES – 1540SQ.FT /143SQ.M**

## Location

Sidcup is a busy residential suburb situated on the North Kent border some 12 miles south-west of Central London. Sidcup Mainline Station provides services to London (Charing Cross and Waterloo), with a journey time of approximately 30 minutes.

Nelson Road is located off the High Street in an accessible location with surrounding occupiers including Morrisons, Lloyds Bank, Boots and Holland & Barrett.



## Description

The property comprises a prominent single storey building with glazed frontage beneath a pitched roof. Externally a front forecourt provides parking for approx. 3 cars.

Internally the premises are currently arranged to provide open plan sales area with partitioned office/store and shared WC facilities.

## Accommodation

(with approximate dimensions and floor areas)

**Total Ground Floor Area: 1540sq.ft 143sq.m**

## Terms

The premises are available to let on the basis of a new lease/license for a term to be agreed at a rental of **£1,930 (One Thousand Nine Hundred and Thirty Pounds) per month**. The rent is inclusive of business rates, electric, water, internet and security alarm. The lease/license is to include a rolling Landlords break clause provision on 3 months prior notice.

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

## Legal Costs/Deposit

Each party to bear their own legal and professional fees incurred in respect of this transaction.

The ingoing Tenant is to lodge a 3 (Three) month rental deposit to be held by the Landlord throughout the term.

## VAT

We have been advised by our clients that VAT **WILL** be payable upon the rental payable under current legislation.

## Commercial Energy Performance Certificate

### Energy Performance Certificate Non-Domestic Building



Palmer Brothers (Sidcup)  
Nelson Road  
SIDCUP  
DA14 6DY

Certificate Reference Number:  
0710-0230-5062-3703-2006

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](http://www.gov.uk/government/collections/energy-performance-certificates).

#### Energy Performance Asset Rating

More energy efficient



**A** 0-25

**B** 26-50

**C** 51-75

**D** 76-100

**E** 101-125

**F** 126-150

**G** Over 150

Less energy efficient

◀ **69** This is how energy efficient the building is.

#### Technical Information

Main heating fuel: Natural Gas  
Building environment: Heating and Natural Ventilation  
Total useful floor area (m<sup>2</sup>): 463  
Assessment Level: 3  
Building emission rate (kgCO<sub>2</sub>/m<sup>2</sup> per year): 70.5  
Primary energy use (kWh/m<sup>2</sup> per year): 461.16

#### Benchmarks

Buildings similar to this one could have ratings as follows:  
**29** If newly built  
**85** If typical of the existing stock

## Viewings

Available by prior appointment via Linays Commercial Limited.



Contact:  
Adrian Tutchings

Email:  
commercialproperty@linays.co.uk

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