

FOOTSCRAY, SIDCUP

9 FOOTSCRAY HIGH STREET

DA14 5HJ

LINAYS

COMMERCIAL

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

01689 875 511

TO LET – GROUND FLOOR RETAIL UNIT WITH REAR STORAGE

Location

Sidcup is a popular commuter suburb situated on the North Kent border some 12 miles south-east of Central London, adjacent to the A20 which provides easy access to both Central London and Junction 3 of the M25. This property is situated 0.75 miles from Sidcup town centre on the north-east side of Foots Cray High Street (A211), at its junction with Cray Road (A224). It is within a mixed commercial and residential area adjacent to a Lidl supermarket.



Description

The property is arranged on ground floor level and comprises a mid-terrace lock-up shop unit with rear yard area.

Internally, the property is currently arranged to provide front sales area with a partitioned treatment room and WC facilities. To the rear is storage space.

Accommodation

(With approximate dimensions and floor areas)

Net Frontage:	23'	7m
Depth:	30'	9.1m
Sales Area Approx:	500 sq ft	46.45m²
WC		
Rear Storage Area:	220 sq ft	20.44 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 **£12,000 (Twelve Thousand Pounds) per annum exclusive**. A rental deposit is required.

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

Ref: MC/5138

Rating Assessment

We understand from the Valuation Office Agency website that the rates payable on the premises are £3,871.13 (2016/17 assessment).

Prospective tenants may be able to obtain full relief from Business Rates under the small business rate relief Government incentive and should contact the Business Rates section of London Borough of Bexley: 0208 315 2174

VAT

We have been advised by our clients that VAT **will** be payable upon the rental amount.

Commercial Energy Performance Certificate

Energy Performance Certificate

Non-Domestic Building
9, Fooks Cray High Street
SIDCUP
DA14 5HJ

HM Government

Certificate Reference Number:
0050-0232-2879-7095-6002

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 on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient

A+

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

68 This is how energy efficient the building is.

Technical Information

Main heating fuel: Grid Supplied Electricity
Building environment: Heating and Natural Ventilation
Total useful floor area (m²): 82
Building complexity (NOS level): 3
Building emission rate (kgCO₂/m²): 67.19

Benchmarks

Buildings similar to this one could have ratings as follows:

23 if newly built
62 if typical of the existing stock

Green Deal Information

The Green Deal will be available from later this year. To find out more about how the Green Deal can make your property cheaper to run, please call 0300 123 1234.

Viewings

Only by available by prior appointment via Linays Commercial Limited.



Contact:
Adrian Tutchings
Mandeep Cheema

Email:
Commercialproperty@linays.co.uk
mc@linays.co.uk

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