

SIDCUP

14 SIDCUP HIGH STREET

DA14 6EZ

LINAYS

COMMERCIAL

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TO LET – GROUND FLOOR RETAIL UNIT WITH RETURN FRONTAGE PROMINENT HIGH STREET POSITION

Location

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

The property is situated in a busy and central position on the High Street. Surrounding occupiers include Holland and Barrett, Costa, Boots and several High Street Banks.



Description

The property comprises a prominent end of terrace retail unit, benefitting from a prime pitch facing Sidcup High Street (A211) with return frontage onto Black Horse Road. We understand that the unit currently falls within use class 'E'.

The premises are arranged to provide open plan sales space, rear ancillary accommodation, office, kitchen and WC. The property has recently been refurbished throughout and benefits from spotlighting, laminate flooring and gas fired central heating.

Accommodation

(with approximate dimensions and floor areas)

Internal Width:	17'04"	(5.28 m)
Sales Depth:	28'07"	(8.72 m)
Sales Area:	508 sq ft	(47.19 sq m)
Kitchen:	65 sq ft	(6.04 sq m)
Rear Ancillary:	238 sq ft	(22.11 sq m)
WC Facilities:	-	-

Total Net Internal Area: 811 sq ft (75.34 sq m)

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

Terms

The premises are available to let on the basis of a new effectively full repairing and insuring lease for a term of years to be agreed at a commencing rent of **£17,500 (Seventeen Thousand Five Hundred Pounds)** per annum exclusive, payable quarterly in advance.

Rating Assessment

We understand from the Valuation Office Agency (VOA) website that the rates payable upon the premises are Shop £4,687 (2020/21 assessment). Interested parties are **strongly** advised to check the actual rates liability with the local authority directly.

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.

VAT

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

Commercial Energy Performance Certificate

Energy performance certificate (EPC)

Salon 27 14 Sidcup High Street SIDCUP DA14 6EZ		Energy rating C
Valid until 20 January 2026	Certificate number 0970-0235-3999-2529-5002	

Property type

A1/A2 Retail and Financial/Professional services

Total floor area

87 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

If a property has an energy rating of F or G, the landlord cannot grant a tenancy to new or existing tenants, unless an exemption has been registered.

From 1 April 2023, landlords will not be allowed to continue letting a non-domestic property on an existing lease if that property has an energy rating of F or G.

You can read [guidance for landlords on the regulations and exemptions](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/824018/Non-Dom-Private-Rented-Property-Minimum-Standard-Landlord-Guidance.pdf) (https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/824018/Non-Dom-Private-Rented-Property-Minimum-Standard-Landlord-Guidance.pdf).

Energy efficiency rating for this property

This property's current energy rating is C.

Viewings

Available strictly by prior appointment via sole agents:



Contact:

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