

FOOTSCRAY, SIDCUP

3 FOOTSCRAY HIGH STREET

DA14 5HJ

LINAYS COMMERCIAL

26A STATION SQUARE
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TO LET – GROUND FLOOR RETAIL / CLASS E PREMISES

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 open plan front sales area with kitchenette and WC facilities.

Features include modern glazed shopfront, security shutters and rear yard areas.

Accommodation

(With approximate dimensions and floor areas)

Net Frontage:	19'	5.8m
Depth:	30'	9.1m
Sales Area Approx:	570 sq ft	53 sq.m
Kitchenette		
WC		

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 **£13,000 (Thirteen 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

Rating Assessment

We understand from the Valuation Office Agency website that the rates payable on the premises are £3,938.80 (2020/21 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 **NOT** be payable upon the rental amount.

Planning

We understand the property falls under Class E of the Town & Country Planning Use Classes Order as of 1st September 2020 which allows for the premises to be occupied for the purposes of a shop, financial/professional services, café or restaurant (not take-away), light assembly work, clinic, health centre, creche, day nursery, day centre, gymnasium/indoor recreation. Consent may be required for any alterations (eg ventilation & extraction).

Commercial Energy Performance Certificate

3, Fooks Cray High Street
SIDCUP
DA14 5HJ

Energy rating

D

Valid until 10 February 2025

Certificate number
0240-0534-3389-4392-6002

[Print this certificate](#)

Viewings

Only by available by prior appointment via Linays Commercial Limited.



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