

# SIDCUP

22 SIDCUP HIGH STREET

DA14 6EH

# LINAYS

COMMERCIAL

26A STATION SQUARE  
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**TO LET – GROUND FLOOR RETAIL UNIT / CLASS E USE PREMISES  
HIGH STREET POSITION – 801 SQ.FT (74SQ.M)**

## 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 Better Gym, Card Factory, Costa, Subway and several High Street Banks.



## Description

The property comprises a mid terrace ground floor commercial unit, facing Sidcup High Street (A211) with front forecourt areas.

The premises were previously occupied as a bank and arranged internally to front sales area with partitioned offices which can be easily removed to create an open plan sales area. We believe the premises would be suitable for a wide range of occupiers including retail, fitness, medical, leisure or office users.

## Accommodation

(with approximate dimensions and floor areas)

Internal Width:	14'	4.25m
Sales Depth:	59'	18.14m
<b>Total Ground Floor Area:</b>	<b>801 sq ft</b>	<b>74sq.m</b>

## 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 **£16,500 (Sixteen Thousand Five Hundred Pounds)** per annum exclusive, payable quarterly in advance.

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 (VOA) website that the rates payable upon the premises are Shop £TBA (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.

## Planning

We understand the property falls under Class E of the Town & Country Planning Use Classes Order as of 1<sup>st</sup> 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

Cheltenham & Gloucester Plc  
22 Sidcup High Street  
SIDCUP  
DA14 6EH

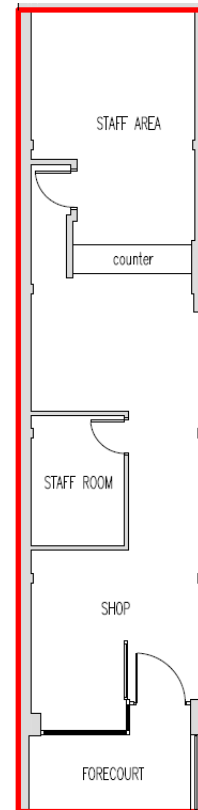
Energy rating

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Valid until 4 March 2022

Certificate number  
9572-3067-0121-0500-7201

## Ground Floor Plan



## Viewings

Available by prior appointment via sole agents:

**Contact:**

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