

SIDCUP

REAR OF 22 SIDCUP HIGH STREET

DA14 6EH

LINAYS

COMMERCIAL

26A STATION SQUARE
PETTS WOOD, ORPINGTON,
KENT. BR5 1NA
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**TO LET – SELF CONTAINED SMALL OFFICE / CLASS E USE PREMISES
TOWN CENTRE LOCATION – 494 SQ.FT (45.9 SQ.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 accessed via Back Road, a cul-de-sac situated to the rear of the High Street and at the junction with Black Horse Road.



Description

The property comprises a self-contained office unit located to the rear of retail premises. Internally the layout provides entrance hall, private office and WC facilities.

Terms

The premises are available to let on the basis of a new effectively full repairing and insuring lease for a term of 2 (Two) years to be agreed at a commencing rent of **£9,500 (Nine Thousand Five Hundred Pounds)** per annum exclusive, payable quarterly in advance.

Accommodation

(with approximate dimensions and floor areas)

Total Ground Floor Area:

494 sq ft 45 sq.m

The lease is to be granted outside the security provisions of the Landlord and Tenant Act 1954 (as amended).

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/Lesseees 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/Lesseees 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 £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.

Legal Fees

The ingoing Tenant is to provide a contribution to the sum of £600 exclusive towards the Landlords legal fees.

Commercial Energy Performance Certificate

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

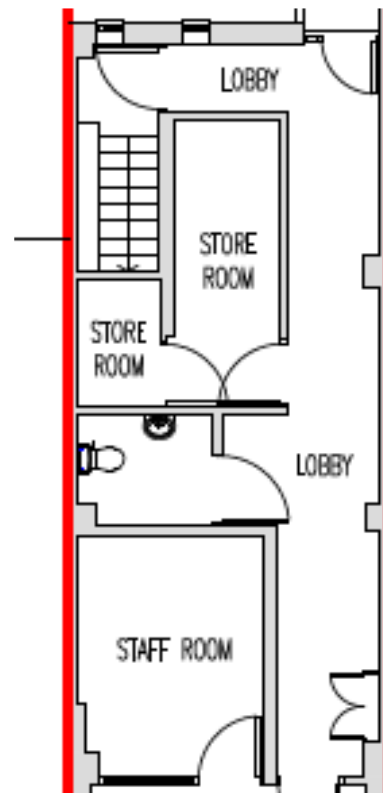
Energy rating

C

Valid until 4 March 2022

Certificate number
9572-3067-0121-0500-7201

Ground Floor Plan



Viewings

Available by prior appointment via sole agents:

Contact:

Mandeep Cheema

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