

SIDCUP

13 MARKET PARADE

DA14 6EP

LINAYS

COMMERCIAL

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

01689 875 511

**TO LET – GROUND FLOOR PREMISES – TOWN CENTRE LOCATION – CLASS E
NET INTERNAL AREA APPROX. 462 SQ FT (42.92 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 situated in a busy High Street position in the town centre. Nearby occupiers include Waitrose, Costa Coffee, Greggs Bakery and numerous independent retailers and caterers.



Description

The property comprises a prominent mid-terrace retail unit, facing Sidcup High Street (A211) and close to the junction with Church Road. We understand that the unit currently falls within use class 'E'.

The premises are arranged to provide open plan sales/office space, rear ancillary office, kitchenette, WC and front forecourt. The property benefits from carpeted floors, suspended ceiling with integrated spotlighting, air conditioning, electric radiators and glazed aluminum shop front.

Accommodation

(with approximate dimensions and floor areas)

Open Plan Sales:	334 sq ft	(31.07 sq m)
Kitchenette:	14 sq ft	(1.26 sq m)
Rear Office:	114 sq ft	(10.62 sq m)
WC:	-	-

Total Floor Area (NIA): 462 sq ft (42.92 sq m)

Terms

The premises are available to let on the basis of a new full repairing and insuring lease for a term of years to be agreed at a commencing rent of **£16,000 (Sixteen Thousand 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

Ref: TA/5177

VAT

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

Rating Assessment

We understand from the Valuation Office Agency (VOA) website that the rates payable upon the premises are Shop £2,867 (2021/22 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.

Legal Costs

Each party to pay their own.

Commercial Energy Performance Certificate

13, Market Parade
Sidcup High Street
SIDCUP
DA14 6EP

Energy rating

G

Valid until **20 July 2019**

Certificate number
0905-2432-3430-9400-3103

[Print this certificate](#)

Property type

Office

Total floor area

47 square metres

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 (e.g. ventilation & extraction).

Viewings

Available strictly by prior appointment via sole agents:



Contact:

Toby Allitt

ta@linays.co.uk

Mandeep Cheema

mc@linays.co.uk

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