

# SIDCUP

65 SIDCUP HIGH STREET

DA14 6DW

# LINAYS COMMERCIAL

26A STATION SQUARE  
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**TO LET – PRIME HIGH STREET RETAIL UNIT – CLASS E  
TOTAL NET INTERNAL AREA APPROX. 700 SQ FT (65.03 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 occupies a busy and central position on the High Street. Surrounding occupiers include McDonald's, Holland and Barrett, Costa Coffee, Boots and several High Street Banks.



## Description

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

The premises are arranged to provide open plan sales space, rear ancillary staff/storage areas, kitchenette and WC.

The property benefits from a modern glazed aluminum framed shop front, suspended ceiling with integrated spot lighting, painted walls and electric radiators.

## Accommodation

(with approximate dimensions and floor areas)

Sales: 495 sq ft (45.99 sq m)

Rear Ancillary: 205 sq ft (19.05 sq m)

WC: -

**Total Floor Area (NIA): 700 sq ft (65.03 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 **£20,000 (Twenty 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

**VAT**

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

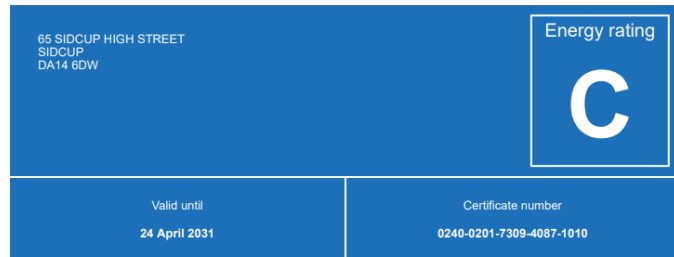
**Rating Assessment**

We understand from the Valuation Office Agency (VOA) website that the rates payable upon the premises are TBC. Interested parties are **strongly** advised to check the actual rates liability with the local authority directly.

Prospective tenants may be able to obtain 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****Energy performance certificate (EPC)****Property type**

A1/A2 Retail and Financial/Professional services

**Total floor area**

68 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:**

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