

SIDCUP

126 & 128A STATION ROAD DA15 7AB

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**FREEHOLD SALE - TWO ADJACENT SELF CONTAINED BUILDINGS
126 SINGLE STOREY OFFICES | 128A WAREHOUSE WITH MEZZANINE**



Location

Sidcup is a busy suburb located on the North Kent border within The London Borough of Bexley some 12 miles south east of central London and 5 miles from Bromley. The town is adjacent to the A20 providing direct access to central London and Junction 3 of the M25 Motorway. Sidcup Railway Station is located approx. 100m from the property, within Zone 5 providing direct commuter services to London and Gravesend whilst a number of bus routes serving the surrounding areas terminate within close proximity to the property. Station Road is located on the A222, the main north-south route through Sidcup, linking with Bexley to the east and Bromley to the southwest. The building is located within a central location, at the junction with Old Farm Avenue. The general character of the area comprises medium density residential with commercial uses at ground level fronting Station Road. Surrounding occupiers include The Co-operative Food, Costa Coffee, Premier Inn and numerous independent retailers.

Description

The premises comprise two adjacent self-contained buildings accessed via a shared service road. 126 Station Road provides a single storey building of brick construction beneath a pitched roof with tiled coverings. Internally, the property has been recently refurbished throughout and the layout offers several office areas with the benefit of a glazed frontage providing display space. Features include carpet floor coverings, part suspended ceilings with LED lighting, kitchen and WC. 128a Station Road provides an industrial unit of part brick/part steel portal frame construction beneath a pitched roof with natural light by way of translucent sky lights. Internally the accommodation provides entrance lobby/reception with staircase leading to the 1st floor which offers 3 air conditioned offices with kitchen and WC. The warehouse area is accessed via an electrically operated loading door with a separate personnel door to the reception.

Accommodation

(with approximate floor areas)

126 Station Road (Office):

Floor Area: 1249sq.ft 116sq.m

128a Station Road (Warehouse):

Ground Floor: 1430sq.ft 132sq.m

First Floor: 675sq.ft 62sq.m

Total: 2,105 sq.ft. 195sq.m

Forecourt/Parking Area (Gated).

Floor plans available on request.

Terms

Tenure: Both properties are held upon separate Freehold titles and are to be sold combined with full vacant possession on completion. **Price:** We are instructed to seek offers in the region of **£900,000 (Nine Hundred Thousand Pounds)**, subject to contract.

Rating Assessment

We understand from the Valuation Office Agency (VOA) website that the rates payable upon the premises are; 126 Station Road: £3,700.00 128a Station Road: £6,074.38 Interested parties are strongly advised to check the actual rates liability with the local authority directly.

Planning Permission

126 Station Road: Planning permission was granted in December 2019 for a first-floor extension to provide additional office space. Further details and floor plans can be obtained from our office or the London Borough of Bexley Planning Portal.

Commercial Energy Performance Certificate

Awaited.

Viewings

Available by prior appointment via sole agents Linays;

Contact:

Mandeep Cheema mc@linays.co.uk

Toby Allitt ta@linays.co.uk

VAT

The properties are not currently elected for VAT.