

# SIDCUP

25 SIDCUP HIGH STREET

DA14 6ED

# LINAYS

COMMERCIAL

26A STATION SQUARE  
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**TO LET - HIGH STREET RETAIL UNIT – CLASS E  
TOTAL GROSS INTERNAL AREA APPROX. 965 SQ FT (89.7 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 close to the junction with Hadlow Road. Surrounding occupiers include Subway, Better Gym and Costa Coffee.



## Description

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

Internally the premises are arranged to provide open plan accommodation in shell condition ready for an incoming tenant to fit out to their required specification.

## Accommodation

(with approximate dimensions and floor areas)

Net Frontage:	21'6"	6.56m
Sales Depth:	34'10"	12.76m
Sales Area:	965sq.ft	89.7sq.m
WC	-	-
<b>Total Floor Area (GIA):</b>	<b>965 sq ft</b>	<b>(89.7 sq m)</b>

**Alternatively, the Landlords are able to provide additional floor space at ground floor level up to approx. 3,465 sq.ft (322sq.m). Further details upon application.**

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

<b>Terms</b>	<b>Commercial Energy Performance Certificate</b>
<p>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 <b>£28,000 (Twenty Eight Thousand Pounds)</b> per annum exclusive, payable quarterly in advance.</p>	
<b>VAT</b>	
<p>We have been advised by our clients that VAT <b>will not</b> be payable upon rental amounts under current legislation.</p>	
<b>Rating Assessment</b>	<b>Planning</b>
<p>We understand from the Valuation Office Agency (VOA) website that the rates payable upon the premises are TBC. Interested parties are <b>strongly</b> advised to check the actual rates liability with the local authority directly.</p> <p>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.</p>	<p>We understand the property falls under Class E of the Town &amp; 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 external alterations (e.g. ventilation &amp; extraction).</p>
<b>Legal Costs</b>	<b>Viewings</b>
<p>Each party to pay their own legal and professional fees.</p>	<p>Available by prior appointment via sole agents:</p> <div data-bbox="938 1556 1256 1766" data-label="Image"> </div> <p><b>Contact:</b> Mandeep Cheema <a href="mailto:mc@linays.co.uk">mc@linays.co.uk</a></p>