

# SIDCUP

1 FOOTS CRAY HIGH STREET

DA14 5HJ

# LINAYS COMMERCIAL

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

**01689 875 511**

**GROUND FLOOR COMMERCIAL PREMISES - 1,562SQ.FT/145SQ.M  
PROMINENT CORNER POSITION WITH RETURN FRONTAGE**




## Location & Description

Sidcup is a busy residential suburb located on the North Kent border within the London Borough of Bexley. The subject property is located within Foots Cray, a commercial and residential area adjacent to the A224 (Cray Road) providing direct access to the A20 Sidcup By-Pass. The building is positioned at the western end of Foots Cray High Street at the junction with Sidcup Hill and Rectory Lane.

The property comprises the ground floor of an end of terrace two storey building within an established parade of commercial units with residential uppers. Externally the property has the benefit of a rear yard for loading/parking and extensive return frontage onto Rectory Lane. Internally, the premises are currently arranged to provide open plan sales area with partitioned staff areas and customer WC's.

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>Accommodation</b>					
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>£20,000 (Twenty Thousand Pounds) per annum exclusive.</b>	(with approximate floor areas)  Ground Floor:           1,562sq.ft       145sq.m WC Rear Yard/Parking					
<b>Rating Assessment</b>	<b>CEPC</b>					
We understand from the Valuation Office Agency (VOA) website that the rates payable (2022/23 assessment) are £6639.19  Prospective tenants may be able to obtain rate relief under the small business rate relief Government incentive and should make their own enquires with the London Borough of Bexley Business Rates Department.	<table border="1"> <tr> <td data-bbox="693 802 1302 1056">1 Footh Cray High Street SIDCUP DA14 5HJ</td> <td data-bbox="1302 802 1511 1056">Energy rating  <b>C</b></td> </tr> <tr> <td data-bbox="693 1056 1102 1180">Valid until <b>23 January 2029</b></td> <td data-bbox="1102 1056 1511 1180">Certificate number <b>0430-0131-5939-5729-1006</b></td> </tr> </table>		1 Footh Cray High Street SIDCUP DA14 5HJ	Energy rating  <b>C</b>	Valid until <b>23 January 2029</b>	Certificate number <b>0430-0131-5939-5729-1006</b>
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<b>VAT</b>	<b>Viewings</b>					
We have been advised by our clients that VAT will <b>not</b> be payable upon rental amounts.	Available by prior appointment with Linays Commercial:   <p><b>www.linays.co.uk</b> <b>01689 875 511</b></p> <table> <tr> <td data-bbox="693 1598 935 1671"><b>Contact:</b> Mandeep Cheema</td> <td data-bbox="1076 1598 1299 1671"><b>Email</b> <a href="mailto:mc@linays.co.uk">mc@linays.co.uk</a></td> </tr> </table>		<b>Contact:</b> Mandeep Cheema	<b>Email</b> <a href="mailto:mc@linays.co.uk">mc@linays.co.uk</a>		
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