



# CLASS E PLANNING USE

**SIDCUP**

**DA14 5HJ**

**23 FEET CRAY HIGH STREET**

**SELF CONTAINED GROUND AND FIRST FLOOR SPACE**

**FIVE ALLOCATED CAR PARKING SPACES**

**EXCELLENT LEVELS OF NATURAL LIGHT**

**SHELL CONDITION – READY FOR TENANT’S FIT OUT**

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.



## LOCATION

Sidcup is a popular and busy town within the London Borough of Bexley situated adjacent to Chislehurst and Swanley. The property forms part of the Lidl food store site and is accessed from Foots Cray High Street (A211), in the centre of Foots Cray. The A211 is a local distributor road which connects to the A223 at the Ruxley roundabout to the south-east and with the A244 Cray Road to the west. The surrounding area is primarily mixed use in nature and is bound to the north by the Foots Cray Meadow, to the east by a business park, to the south by the Foots Cray High Street and to the west by an area of residential dwellings.

## DESCRIPTION

The subject property comprises part ground/part first floor of a detached two storey supermarket of steel portal frame construction with glazed/metal cladding set beneath a mono pitch roof. Access to the accommodation is via a private entrance from the rear of the site adjacent to the car park. Internally the accommodation is predominately rectangular in shape and currently arranged to provide open plan space in shell and core condition. Features include DDA compliant platform lift, ladies and gents WC's and internal bike store.

Externally the unit comes with the benefit of 5 allocated spaces within the customer car park.

## RATEABLE VALUE

We understand from the Valuation Office Agency (VOA) website that the rates payable are £TBA (2023/2024 assessment). Interested parties are strongly advised to check the actual rates liability with The London Borough of Bexley Business Rates department.

## ACCOMODATION

The property comprises the following approximate floor areas:

Floor Area	Sq.Ft	Sq.M
Ground & First Floor (GIA)	5877	546

## VAT

The property is elected for VAT.

## TERMS

The premises are available to let on the basis of a new full repairing and insuring lease (by way of service charge) for a term of years to be agreed at a commencing rent of **£13.00 (Thirteen Pounds)** per square foot, per annum exclusive.

## PLANNING PERMISSION

Planning permission (Ref:23/03065/FUL) was granted in February 2024 for the change of use from office to Class E use. The planning permission is subject to the fulfilment of 6 (Six) planning conditions. Further details can be obtained from our office or London Borough of Bexley Planning Portal.

Class E of the Town & Country Planning Use Classes Order 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. All uses are subject to Landlords consent.

## VIEWINGS

**Contact:**  
Mandeep Cheema  
[mc@linays.co.uk](mailto:mc@linays.co.uk)

