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AVAILABLE TO LET 4414 SQ.FT/410 SQ.M

SIDCUP

DA14 6EN

1-3 SIDCUP HIGH STREET

GROUND FLOOR PREMISES – TOWN CENTRE LOCATION

TWELVE ALLOCATED CAR PARKING SPACES

**CLASS E PLANNING USE, WOULD SUIT A WIDE VARIETY OF
OCCUPIERS INCLUDING OFFICES, MEDICAL, LEISURE & RETAIL**

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 located approx. 12 miles southeast of central London and adjacent to the towns of Chislehurst and Swanley. Sidcup Railway Station is situated 0.7m/approx. 14-minute walk from the property and provides commuter services to London with a journey time of approx. 30 minutes. In addition, an extensive bus network links Sidcup with Greater London and the immediate locality. Sidcup High Street is positioned on the A211 in close proximity to the A20 providing direct access to Junction 5 of the M25. 1-3 Sidcup High Street lies at the Eastern end of the High Street occupying a prominent position with good levels of passing traffic close to the junctions with Church Road and St Johns Road. Surrounding occupiers include Travelodge, Waitrose, Better Gym and KFC.

DESCRIPTION

The premises are arranged over ground floor level forming part of a three-storey mixed use building. Access is via an entrance from the High Street or from the rear car park. Internally the accommodation is predominately rectangular in shape and currently arranged to provide several partitioned rooms, studio space, reception and WC's. Features include gas central heating, air conditioning (part) and suspended ceiling. Externally the unit comes with the benefit of 12 allocated spaces within the rear car park accessed via St Johns Road.

RATEABLE VALUE

We understand from the Valuation Office Agency (VOA) website that the rates payable are £27,648 (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 Floor (NIA)	4414	410

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 **£75,038.00 (£17.00psf)** per annum exclusive. The property is elected for VAT.

PLANNING PERMISSION

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.

ENERGY PERFORMANCE CERTIFICATE

Certificate Number: 9321-3007-0949-0404-9521
Rating: B

VIEWINGS

Available by prior appointment via joint letting agents;



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