

SIDCUP

16 HALFWAY STREET
DA15 8LL

LINAYS

COMMERCIAL

26A STATION SQUARE
PETTS WOOD, ORPINGTON,
KENT. BR5 1NA
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TO LET | GROUND FLOOR COMMERCIAL PREMISES
MAIN ROAD POSITION | FRONT FORECOURT & REAR PARKING



Location / Description

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 Bexley. Sidcup Railway Station is situated 0.3 miles 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. Halfway Street is positioned on the B2214 in close proximity to the junction with Station Road and Hurst Road. The property occupies a prominent main road position with excellent levels of passing traffic. The general character of the area comprises a mixture of commercial and residential properties and the subject unit is well located to serve the needs of the local catchment.

The property comprises the ground floor of a three-storey end of terrace mixed use building set beneath a flat roof. Internally, the property is arranged to provide sales area, kitchenette and WC. Externally, the property benefits from a front forecourt (gated) and rear allocated parking (2 spaces). Features include air conditioning, suspended ceilings with LED lighting and fully glazed shopfront (all untested).

Accommodation

(with approximate net internal areas)

| | Sq.Ft | Sq.m |
|--------------------------------|------------------|----------------|
| Sales Area | 362 | 33.6 |
| Storage | 63 | 5.9 |
| Kitchenette | 51 | 4.7 |
| WC | | |
| Total Net Internal Area | 476 sq.ft | 44 sq.m |

Ref: MC/5716

Terms

The premises are available to let on the basis of a new effectively full repairing and insuring lease for a term of years to be agreed at a commencing rent of **£12,000 (Twelve Thousand Pounds)** per annum exclusive, payable quarterly in advance.

VAT

We are advised that the property is **not** elected for VAT.

Rating Assessment

We understand from the Valuation Office Agency (VOA) website that the rates payable on the premises are £3,542.90 per annum (2025/26 assessment). Prospective tenants may be able to obtain 100% rate relief from Business Rates under the small business rate relief Government incentive and should contact the Business Rates section of London Borough of Bexley.

Planning

We understand the property falls under Class E of the Town & 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, gymnasium/indoor recreation.

All of the above uses are subject to Landlord's approval.

Picture



CEPC

16, Halfway Street
SIDCUP
DA15 8LL

Energy rating

B

Valid until

6 November 2029

Certificate number

0990-0131-1679-9490-6096

Further Information



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/Lesseees 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/Lesseees 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