

SIDCUP

269 MAIN ROAD

DA14 6QL

LINAYS

COMMERCIAL

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**TO LET | GROUND FLOOR COMMERCIAL PREMISES
MAIN ROAD POSITION | FRONT FORECOURT**



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 1.0 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. Main Road is positioned in central location on the A211 in close proximity to the junction with Footscray Road. The property occupies a prominent main road position with excellent levels of passing traffic and free roadside parking (1 hour) at the roadside. 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 two storey end of terrace mixed use building. Internally, the property is configured to provide front sales area, rear stores and WC. Externally, the property benefits from a front forecourt.

Accommodation

(with approximate net internal areas)

	Sq.Ft	Sq.m
Sales Area	257	23.9
Storage	103	9.6
WC		
Total Net Internal Area	360 sq.ft	33 sq.m

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 £4,041.90 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

Further Information

Available via sole agents:



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