

# SIDCUP

11 FOOTS CRAY HIGH STREET

DA14 5HJ

# LINAYS

COMMERCIAL

26A STATION SQUARE  
PETTS WOOD, ORPINGTON,  
KENT. BR5 1NA  
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**GROUND FLOOR RETAIL / CLASS E USE COMMERCIAL PREMISES  
789SQ.FT/73SQ.M - PROMINENT MAIN ROAD POSITION**



## 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 a mid-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. Internally, the premises are currently arranged to provide front sales area with rear ancillary storage space.

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

Ref: MC/5333

## Terms

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 **£14,000 (Fourteen Thousand Pounds) per annum exclusive.**

## Rating Assessment

We understand from the Valuation Office Agency (VOA) website that the rates payable (2022/23 assessment) are £3705.40.

Prospective tenants may be able to obtain 100% 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.

## VAT

We have been advised by our clients that VAT will **not** be payable upon rental amounts.

## Accommodation

(with approximate floor areas)

|                                 | Sq.Ft            | Sq.m           |
|---------------------------------|------------------|----------------|
| Sales Area:                     | 516              | 47.9           |
| Ancillary/Storage:              | 273              | 25.3           |
| WC                              | -                | -              |
| <b>Total Net Internal Area:</b> | <b>789 sq ft</b> | <b>73 sq m</b> |

## CEPC

11, Fooks Cray High Street  
SIDCUP  
DA14 5HJ

Energy rating

C

Valid until

13 July 2033

Certificate number

2763-7094-7024-5928-4092

## Viewings

Available by prior appointment with Linays Commercial:



**Contact:**  
Mandeep Cheema

**Email**  
[mc@linays.co.uk](mailto:mc@linays.co.uk)

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