

SIDCUP

134 STATION ROAD
DA15 7AB

LINAYS

COMMERCIAL

26A STATION SQUARE
PETTS WOOD, ORPINGTON,
KENT. BR5 1NA
Fax: 01689 831416

01689 875 511

**TO LET | GROUND FLOOR COMMERCIAL PREMISES
PROMINENT MAIN ROAD POSITION | CLASS E PLANNING USE**



Location / Description

Sidcup is a busy suburb within the London Borough of Bexley, approx. 12 miles south of central London. Sidcup Railway Station is located 0.1 miles north of the property and an extensive bus network links Sidcup with Greater London and the immediate locality. Station Road is located on the A222, the main north-south route through Sidcup, linking with Bexley to the east and Bromley to the southwest. The building is located within a central and prominent location benefitting from good levels of passing traffic and footfall, between the junctions of Hurst Road and Old Farm Avenue. The subject unit is well located to serve the needs of the local catchment. The property comprises the ground floor of a two-storey mixed use building. Internally, the premises are fitted out to a good standard throughout and currently arranged to provide open plan office/sales area, raised (1 step) fitted kitchen/break out space and WC. Externally, the property benefits from a rear yard. Features include air conditioning, plaster board ceilings with spot lighting, tiled flooring and recessed shopfront (all untested). The building is not listed, nor is it located within a Conservation Area.

Accommodation

(with approximate net internal areas)

	Sq.Ft	Sq.m
Sales Area	672	62.4
WC		
Total Net Internal Area	672 sq.ft	62.4 sq.m

Ref: MC/5893

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 **£22,000 (Twenty Two 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 £4,564.00 per annum (2026/27 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

134 Station Road
SIDCUP
DA15 7AB

Energy rating

D

Valid until

14 October 2027

Certificate number

9510-3030-0633-0990-2291

Further Information



Mandeep Cheema

mc@linays.co.uk

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