

# HUMMERSTONE & HAWKINS

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## RETAIL PREMISES IN SIDCUP HIGH STREET TO LET



<ul style="list-style-type: none"><li>• PROMINENTLY LOCATED RETAIL PREMISES</li></ul>	4 HIGH STREET
<ul style="list-style-type: none"><li>• TOTAL FLOOR AREA OF AROUND 900 SQUARE FEET</li></ul>	SIDCUP
<ul style="list-style-type: none"><li>• IDEAL FOR BOTH RETAIL &amp; OFFICE USES</li></ul>	DA14 6EZ
<ul style="list-style-type: none"><li>• NEW LEASE AVAILABLE / TERMS TO BE NEGOTIATED</li></ul>	Tenure: TO RENT
<ul style="list-style-type: none"><li>• VIEWING IS HIGHLY RECOMMENDED</li></ul>	Rental: £18,000 PER ANNUM
<ul style="list-style-type: none"><li>• EPC - COMMISSIONED</li></ul>	Hummerstone & Hawkins 0208 303 1061

**LOCATION:**

The subject property enjoys an extremely prominent corner position at the junction with Church Road (A2001) towards the eastern end of Sidcup High Street (A211). Opposite is a Waitrose and Travelodge and nearby businesses include a mix of independent and corporate retailers. The premises is well situated for easy access to the A20 which links to the M25

**DESCRIPTION:**

A prominently positioned ground floor lock up premises which has been in the same hands and trading for 10 years as a hairdressers. The premises have become available to let again due to the lease coming to an end and the tenants not renewing. Prior to the hairdressers, we understand the premises was used as office space.

A glazed frontage incorporating double entrance doors under a signage lead into the main sales area of approximately 500 square feet. From here it is open plan to an inner room of 130 square feet where previously the wash basins were situated. On your left there is a doorway to a lobby and a toilet, straight on is to another lobby and access to: a staff room 54 square feet, a kitchen 87 square feet and to a store area of 100 square feet and which incorporates a second toilet.

We understand that there is a rear right of way which is useful for loading and deliveries.

**TENURE:**

The premises are available by way of a new full repairing and insuring lease at a commencing rental of £18,000 per annum. The term of the lease is open for negotiation.

**EPC:**

The premises has an EPC commissioned.

**RATES:**

We understand that the rateable value is £10,250 per annum. with rates payable of £5,166 per annum.

Business rates payable 49.1 in the £

Small business rate relief applies to properties with rateable values up to £15,000 per annum.

Interested parties are advised to make their own enquiries with the relevant council.

**LEGAL FEES:**

Each party are to be responsible for their own legal costs

**VIEWING ARRANGEMENTS:**

**No direct approach may be made to the property / business. For an appointment to view, please contact the agent.**

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