

TO LET – SIDCUP RETAIL / OFFICE PREMISES



Clean & modern office premises to let on flexible lease terms.

Sales area of approx. 26.855sq m / 289sq. ft.

Includes newly fitted kitchen and toilet plus wash hand basin.

Premises forms part of an established shopping parade.

Located with a densely populated residential area.

Parking directly in front of the parade + in nearby side roads

162a Halfway Street

Sidcup

DA15 8DJ

Tenure: TO LET

Rental: £15,000 per annum

Hummerstone & Hawkins
Tel: 0208 303 1061

LOCATION:

The subject premises forms part of an established shopping parade within a densely populated residential area. Other businesses within the parade include a Co-op Foodstore but are predominately independent and specialist retailers.

Town centre amenities can be found in both nearby Sidcup High Street and also Welling which is some 2.1 miles away.

DESCRIPTION:

A glazed frontage incorporating a single entrance door, secured by a motor roller shutter leads into an open plan sales area of approximately 290sq ft. Behind is a small kitchen area newly fitted with a dingle drainer sink unit, floor and wall cupboards and worktop. At the rear is again a newly fitted toilet and hand basin.

Please note that no hot food uses will be allowed or businesses to include barbers, hairdressers and beauty.

TENURE:

The premises are available by way of a new full repairing and insuring lease for a term to be agreed with the landlord.

The commencing rental is £15,000 per annum.

A rental deposit will be required.

EPC:

The premises has an EPC rating of 'C'.

RATES:

We understand from the VOA (Valuation Office Agency) website that the premises has a rateable value of £5,100 per annum, therefore, this property falls under small business rate relief therefore business rates will not be payable. However, we advise all interested parties to make their own relevant enquiries with Bexley 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. For an appointment to view, please contact the agent.

Hummerstone & Hawkins T: 0208 303 1061

Please note that property particulars are prepared as a general guide to the property for the convenience of a prospective purchaser or tenant and are intended for people who are familiar with commercial transactions. If you are not sure that you fit this description you should take the relevant independent advice before proceeding further. Whilst every care is taken in their preparation, these particulars are in no way guaranteed to be correct and are made without responsibility on the part of Hummerstone & Hawkins Ltd or the client. They do not obviate the need to make appropriate searches, enquiries and inspections. Statements herein are not to be relied upon as statements or representations of fact; any acquirer must satisfy themselves as to the correctness and any error, omission or mis-description therein shall not affect or annul the sale or be grounds for rescission or compensation. Hummerstone & Hawkins Ltd have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Measurements are approximate and should be verified by an acquirer.