



- Turnkey restaurant on Sidcup High Street
- Ideal opportunity for experienced restaurant / café operators
- Recently refurbished
- Seating space for 53 people
- Premium offers are invited
- Guide rent: £32,500 per annum

## Description

Most recently operated as a Mediterranean restaurant arranged all over ground level, 7 Market Parade measures circa 1,185sqft. The property has recently undergone significant refurbishment and internal reconfiguration to provide open plan seating for 53 persons, bar, servicing station and open servery fronting a fully equipped commercial kitchen with walk-in cold store and dish washing area. There are accessible toilets and storage towards the rear of the property via a corridor. The unit also benefits from rear access via an alleyway on the adjacent St John's Road, as well as air-conditioning and CCTV. The unit is available for immediate occupation and is suitable for a restaurant / café operator. Opening Hours: Monday to Saturday 12:00 - 23:30 Sunday 12:00 - 21:30.

## Premises Licence

The premises has held a licence for live music, playing recorded music, sale or supply of alcohol and late-night refreshment. Interested parties are encouraged to do their own due diligence with the local authority for confirmation.

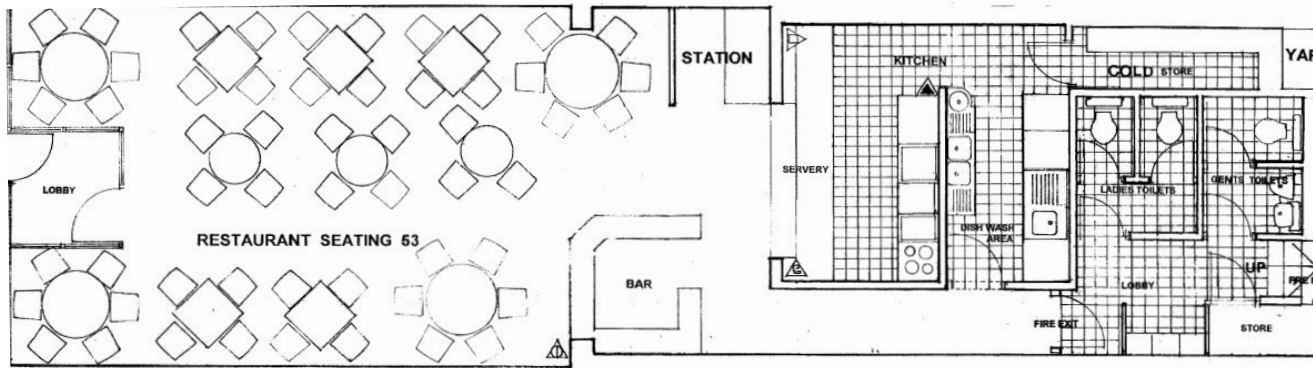
## Terms

A new fully repairing and insuring lease (FRI) is available at a guide rent of £32,500 per annum. The property is not elected for VAT and therefore, VAT is not chargeable on the rent.

7 Market Parade, Sidcup High Street, Sidcup, Kent DA14 6EP

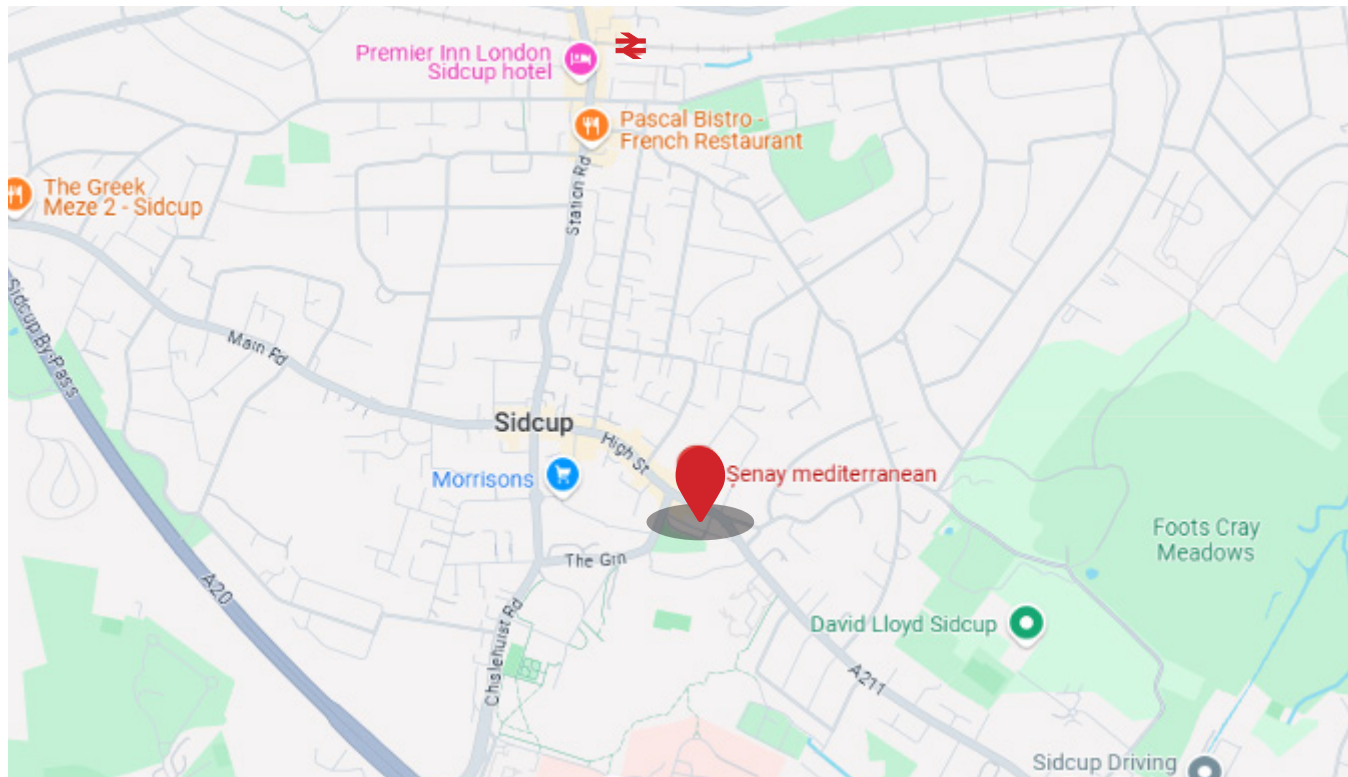
Fully fit-out restaurant to let on Sidcup's busy High Street





## Location

Sidcup Railway Station is conveniently situated 0.5 miles (11 min walk) from the property providing direct services into London Bridge (c.23 mins) and London Charing Cross (c.38 mins). The A20 Sidcup Bypass is within 0.7 miles and A2 Rochester Way is within 3 miles, providing access into Central London and the M25. The property is situated near to the large Morrisons's car park which provides ample free parking for 90 minutes. Considerable development has taken place within Sidcup in recent years including the likes of a new Waitrose and Travelodge in the High Street, a Premier Inn, Costa Coffee and student accommodation (opposition the station) and most recently, a new Marks and Spencer with 59 flats (adjacent to the station).



## Business Rates

According to the summary valuation effective from 1st April 2023, the rateable value for the property is £11,750. We understand rates payable are therefore approximately £5,875 per annum for the period 2025/2026. Small businesses may qualify for rates relief but Interested parties are advised to visit the VOA to calculate occupier specific rates.

## Further Information

Title documents, floorplan, EPC & additional images are available upon request.

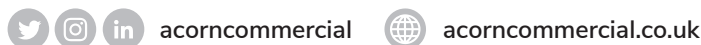
## Viewings

All viewings are strictly by prior appointment with Acorn's Commercial & Development Division.



## Contact

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