

HUMMERSTONE & HAWKINS

www.hummerstone.co.uk

E CLASS PREMISES TO LET



'E' Class premises located on Sidcup High Street.

Total floor area C. 40.277sq m / 434sq ft.

Well presented with air conditioning, laminated flooring.

High Street position good levels of passing trade.

Offered with vacant possession / Viewing strongly recommended.

Available on new lease terms / term of lease to be agreed.

3 High Street

Sidcup

DA14 6EN

Tenure: TO LET

Rental: £15,000 per annum

Hummerstone & Hawkins
Tel: 0208 303 1061

LOCATION:

The subject property enjoys a prominent position and is well located towards the eastern end of Sidcup High Street (A211) near to the Travelodge and the busy junction with Church Road. The High Street is also a main bus route. Sidcup town has a busy shopping centre with a good mix of both local and national retailers. There are good road links to the A20 which connects to the M25 and Dartford Crossing. Sidcup has its own mainline train station which is around .8 of a mile of the subject property.

DESCRIPTION:

A prominent and well positioned lock up shop forming part of the main Sidcup High Street which has been trading as a digital design agency for the past 5 years. The premises have become available to let again due to personal reasons. Prior to that for many years the unit traded as a Chinese medicine shop.

A glazed frontage incorporating a recessed single entrance door leads into the main retail / office area. A door to the left hand rear corner leads through to an office / store which combines as a kitchen area. Behind is a rear lobby where there is a door to a WC. The premises is finished off with laminated flooring, part painted and papered walls and is air condition giving the overall impression of a clean, well presented premises.

A change of use to allow for hot food use would not be permitted.

APPROXIMATE MEASUREMENTS:

Main retail area: 29.646sq m / 320sq ft

Office / Store: 10.631sq m / 114sq ft

WC

TENURE:

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

The commencing rental is £15,000 per annum (£1,250pcm)

EPC:

The premises has an EPC rating of D

RATES:

We understand from the VOA (Valuation Office Agency) website that the premises has a rateable value of £8,500 per annum. Therefore, this property falls under small business rate relief meaning 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.



Find out more about Hummerstone & Hawkins Ltd and our services at www.hummerstone.co.uk.
Registered office 144 Welling High Street, Welling, Kent, DA16 1TN.