



## 1-3 Sidcup High Street

Sidcup, DA14 6EN

**Class E Planning Use  
(including offices, medical,  
leisure & retail)**

**4,414 sq ft**  
(410.07 sq m)

- Prominent high street location
- E Class Planning making suitable for a variety of occupiers
- Ground floor premises
- 12 allocated car parking spaces
- Air conditioning
- 10 minute walk to Sidcup Station

# 1-3 Sidcup High Street, Sidcup, DA14 6EN

## Summary

<b>Available Size</b>	4,414 sq ft
<b>Rent</b>	£75,038.00 per annum (£17.00 per sq ft)
<b>Business Rates</b>	We understand from the Valuation Office Agency (VOA) website that the rates payable are £27,648 (2023/2024 assessment). Interested parties are strongly advised to check the actual rates liability with The London Borough of Bexley Business Rates department.
<b>VAT</b>	Applicable
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	B

## Description

To Let - The premises are arranged over ground floor level forming part of a three-storey mixed use building. Access is via an entrance from the High Street or from the rear car park. Internally the accommodation is predominately rectangular in shape and currently arranged to provide several partitioned rooms, studio space, reception and WC's. Features include gas central heating, air conditioning (part) and suspended ceiling. Externally the unit comes with the benefit of 12 allocated spaces within the rear car park accessed via St Johns Road.

## Location

Sidcup is a popular and busy town within the London Borough of Bexley located approx. 12 miles southeast of central London and adjacent to the towns of Chislehurst and Swanley. Sidcup Railway Station is situated 0.8m from the property and provides commuter services to London with a journey time of approx. 30 minutes. In addition, an extensive bus network links Sidcup with Greater London and the immediate locality. Sidcup High Street is positioned on the A211 in close proximity to the A20 providing direct access to Junction 5 of the M25. 1-3 Sidcup High Street lies at the Eastern end of the High Street occupying a prominent position with good levels of passing traffic close to the junctions with Church Road and St Johns Road. Surrounding occupiers include Travelodge, Waitrose, Better Gym and KFC.

## Accommodation

The accommodation comprises the following approx. NIA areas:

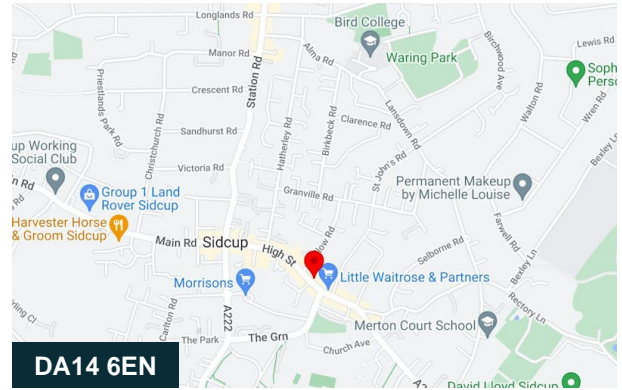
Name	sq ft	sq m
Ground - Floor	4,414	410.07
<b>Total</b>	<b>4,414</b>	<b>410.07</b>

## Terms

The premises are available to let on the basis of a new full repairing and insuring lease (by way of service charge) for a term of years to be agreed.

## Planning Permission

Class E of the Town & Country Planning Use Classes Order 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, day centre, gymnasium/indoor recreation. All uses are subject to Landlords consent.



## Viewing & Further Information



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