

HUMMERSTONE & HAWKINS

www.hummerstone.co.uk

RETAIL PREMISES ON MAIN ROAD SIDCUP TO LET



RETAIL / OFFICE SPACE TO LET

267 Main Road

TOTAL FLOOR AREA OF APPROX 470 SQ FT

Sidcup

FORMS PART OF BUSY MAIN ROAD SHOPPING PARADE

DA14 6QL

FORECOURT PARKING AND PARKING BAYS OUTSIDE

Tenure: TO LET

WOULD SUIT VARIETY OF RETAIL USES

Rental: £10,500pa

AVAILABLE ON NEW LEASE, TERMS NEGOTIABLE

Hummerstone & Hawkins
Tel: 0208 303 1061

LOCATION:

The premises is located fronting onto Main Road, Sidcup which is a busy road carrying traffic to and from Sidcup High Street therefore the property benefits from a high volume of passing trade throughout the day. Buses pass frequently throughout the day with a stop just 100 yards from the premises. The premises forms part of a busy shopping parade containing many independent and specialist retailers.

The nearest train station is Sidcup station and that is situated a 5-minute drive away or a 16-minute walk. Also, there is a bus stop approx. 100 yards from the premises which takes you directly into Sidcup or Erith.

For customers there is forecourt parking with also set out bays all along the parade, also there is off street parking in residential areas around the premises.

DESCRIPTION:

A mid terrace retail premises which has been trading as a children's boutique and have decided to vacate the premises as their lease has now finished.

A glazed frontage incorporating a single entrance door and secured by a motor-operated shutter which leads into a rectangular shaped sales area which is approx. 36sq metres. At the rear of the sales area you have a step-down entrance to a fully functioning kitchen area which is approx. 8sq metres. Further on from that is a toilet area attached to the kitchen.

TENURE:

The premises are available by way of a new full repairing and insuring lease and at a commencing rental of £10,500 per annum.

EPC:

The premises has an EPC rating of D-77.

RATES:

We understand the rateable value of the premises to be 6400, properties with a rateable value of under £12,000 qualify for small business rate relief, interested parties are advised to make the 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. For an appointment to view, please contact the agent.

Hummerstone & Hawkins T: 0208 303 1061

These particulars are issued on the distinct understanding that all negotiations shall be conducted through Hummerstone & Hawkins, to whom the result of inspection should be communicated. Whilst every care is taken in their preparation, these particulars are in no way guaranteed to be correct and no tract. Responsibility cannot be accepted for inconvenience or loss viewing however caused, but appointments to view can be arranged by request.