

# SIDCUP

78 HATHERLEY ROAD

DA14 4AJ

# LINAYS

COMMERCIAL

26A STATION SQUARE  
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## FREEHOLD INVESTMENT – RETAIL UNIT, REAR STORE & MAISONETTE (BUSINESS UNAFFECTED)

### Location

Sidcup is a busy residential suburb situated on the North Kent border, some 12 miles south of Central London, adjacent to the A20 trunk road. The town also enjoys good rail services (Charing Cross and Waterloo approximately 20 minutes). The property is situated within a predominantly residential area off of Sidcup High Street and Station Road.

### Description

Comprises a mid-terrace building arranged on ground and first floor levels to provide three separate elements; lock up shop unit, rear store/office and residential upper parts.

The ground floor retail unit is occupied and trades as a hairdressers with front sales area, rear ancillary and w.c facilities. The rear store/office can be accessed via Alma Road but is also linked from within the shop unit. The current layout provides an open plan store with roller shutter entry. The upper parts form part of the freehold and comprise a self-contained maisonette (not inspected) sold upon a long leasehold with an unexpired term of 46 years.



Archive Photo

### Accommodation

(with approximate gross floor areas)

#### Ground Floor

Shop:

Internal Width:	14'	4.2m
Overall Depth:	43'	13.1m
Total Area Approx:	720sq.ft	66.7sq.m

#### Rear Store (vacant on completion.)

Accessed via shop or Alma Road.

Total Area Approx:	440sq.ft	40sq.m
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#### First Floor (78A)

Not inspected. We are advised by our clients such comprises a self-contained maisonette with front entrance from Hatherley Road.

Floor plans available on request.

THE PROPERTY MISDESCRIPTIONS ACT 1991

The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order of fit for the purpose. Prospective Purchasers/Lesseees are advised to obtain verification from their Solicitor or Surveyor. References to the tenure of this property are based on information supplied by our Clients. The Agent has not had sight of the Title Documents and prospective Purchasers/Lesseees are advised to obtain verification from their Solicitor.

These Particulars do not form, nor form any part of, an offer or contract. Neither Linays Commercial nor any of their employees has any authority to make or give further representations or warranties to the property

Ref: MC/4553

## Tenure / Price

**Shop:** Let upon a Full Repairing and Insuring lease to a private individual for a term of 10 years from 28<sup>th</sup> August 2015 at a rental of £9,620 per annum exclusive. The rent is to be reviewed in August 2018. The lease is granted within the security provisions of The Landlord and Tenant Act 1954 (as amended). The lease includes a tenant only break clause dated 28th August 2017 on providing 6 months' prior notice.

**Rear Store:** Vacant on completion.

**First Floor Maisonette (78a):** Sold upon a long lease with an unexpired term of 46 years. Full details awaited.

**Price: £250,00 (Two Hundred and Fifty Thousand Pounds),** subject to the existing leases granted and vacant possession of the rear store.

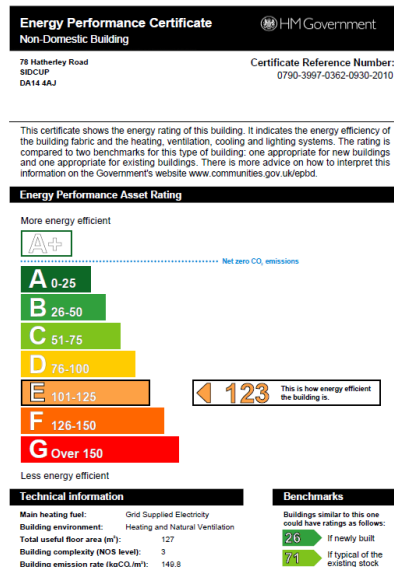
## VAT

We have been advised by our clients that VAT will **NOT** be payable upon the sale price under current legislation.

## Legal Costs

Each party is to be responsible for their own legal and professional fees in respect of this transaction.

## Energy Performance Certificates



## Rating Assessment

We understand from the Valuation Office Agency (VOA) website that the rates payable on the premises are assessed as follows (2016/2017):

Shop: £3,876.60

Store: £1,515.85

Maisonette: Council Tax Band C

Interested parties are **strongly** advised to check the actual rates liability with the local authority directly.

## Viewings

Available by prior appointment with Linays Commercial Limited.



Contact:  
Adrian Tutchings  
Mandeep Cheema

Email:  
commercialproperty@linays.co.uk  
mc@linays.co.uk

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