

SIDCUP

4 PROSPECT HOUSE, HIGH STREET

DA14 5HN

FOOTSCRAY

LINAYS

COMMERCIAL

26A STATION SQUARE
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**LONG LEASE FOR SALE - GROUND FLOOR OFFICES 630 SQ.FT (58.52 SQ.M)
WITH PARKING SPACE**

Location

The property is situated in a prominent position within the Footscray Conservation Area, close to a number of substantial office buildings. Opposite there is a parade of shop units and a Lidl supermarket.

The High street is only a short distance from the junction with Sidcup Road/Crittalls Corner (A20). Trunk road access is thus available to the M25 motorway at Junction 3 (Swanley).

Railway services are available approximately 1.7 miles to the north west at Sidcup Station and approximately 2 miles to the South at St Mary Cray.



Description

Comprises a ground floor, front office suite with access from the High Street and from a rear courtyard forming part of a refurbished residential and office building.

The offices have the benefit of a display style glazed frontage, gas central heating, an allocated parking space, floor coverings and cat II Lighting, kitchenette and a separate cloakroom/ WC.

Accommodation

(with approximate dimensions and floor areas)

Office Suite Including Kitchenette Approx 630sq.ft (58.52sq.m)

There is a private cloakroom/WC and kitchenette adjacent to the office suite.

Terms

Available upon a 999 year lease at a Peppercorn rental.

**PRICE – Offers invited in excess of
£225,000 (Two Hundred and Twenty Five Thousand Pounds)**

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/Lessees 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/Lessees 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

Ratable Value	Commercial Energy Performance Certificate
<p>We understand from the Valuation Office Agency (VOA) website that the rates payable on the ground floor shop/office are £4,263.10 (2017/2018 assessment). Interested parties are strongly advised to check the actual rates liability with the local authority.</p> <p>Potential purchasers may be able to obtain full relief from Business Rates under the small business rate relief Government incentive and should contact the London Borough of Bexley Business Rates Department 0203 045 5200</p>	Assessment Awaited
Legal Costs	Notes
Each party to bear their own legal fees incurred in respect of this transaction.	It is our understanding that a planning application has been submitted to the London Borough of Bexley for the redevelopment of the existing Lidl Supermarket plus adjacent warehouse to the rear to provide new housing and a larger supermarket with car parking.
VAT	
We are advised by our clients that VAT will not be payable upon the sale price agreed under current legislation.	
Service Charge	Viewings
We are advised by our clients that a service charge is to be levied by the freeholder for contributions towards the repair, maintenance, decoration and management of the common parts and structure. Full details awaited. Current 2018 budget contribution £300.	<p>Available by prior appointment via Linays Commercial Limited.</p> <div data-bbox="927 1472 1206 1667" data-label="Image"> </div> <div data-bbox="688 1713 906 1854" data-label="Text"> <p>Contact: Mandeep Cheema Toby Allitt Adrian Tutchings</p> </div> <div data-bbox="976 1713 1382 1854" data-label="Text"> <p>Email: mc@linays.co.uk ta@linays.co.uk commercialproperty@linays.co.uk</p> </div>
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