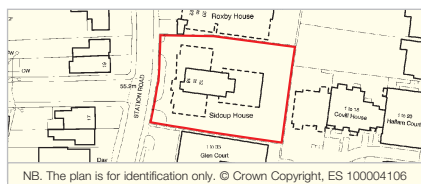


Sidcup "Sidcup House", 12-18 Station Road, Kent DA15 7EH

- **Freehold Residential Development Opportunity**
- Comprises GIA approximately 2,538 sq m (27,315 sq ft) of Offices over Five Floors
- Permitted Development for Conversion of existing to provide 45 Self-Contained Flats (5 x Studio Flats, 35 x One Bedroom and 5 x Two Bedroom Flats)
- Further Planning Permission for an Additional Floor to provide 4 x Two Bedroom Penthouses
- Site extending to 0.205 Hectares (0.508 Acres)
- 60 Car Parking Spaces (Two in tandem)
- Walking Distance to Sidcup Rail Station
- The City of London is located approximately 15 miles from Sidcup
- Excellent far reaching views

EXTENDED COMPLETION AVAILABLE. PLEASE REFER TO SPECIAL CONDITIONS

Vacant Possession upon Completion



To View

The property will be open for viewing every Tuesday and Thursday before the Auction between 9.30 – 10.30 a.m. These are open viewing times with no need to register. (Ref: UG).

Seller's Solicitor

Messrs Brecher (Ref: Mr Mark Presland).
Tel: 0207 563 1000.
Email: mpresland@brecher.co.uk

VACANT – Freehold Development Opportunity



Tenure

Freehold.

Location

Sidcup House is located on the east side of Station Road opposite its junction with Stanhope Road. Sidcup Rail Station is within easy walking distance to the north and provides a regular and direct service to London's Victoria, Charing Cross and Cannon Street Stations. These services take approximately 30 minutes. The nearby A20 provides direct access to the M25 (Junction 3).

Description

The existing building comprises an office building arranged over ground and five upper floors and extends to approximately 2,538 sq m (27,315 sq ft) GIA. There are two 8-person passenger lifts to all floors. The office building currently benefits from 60 car parking spaces (two in tandem) and the property occupies a site extending to approximately 0.205 hectares (0.508 acres).

NB. Two of the floors are currently occupied with vacant possession provided on completion.



VAT

VAT is NOT applicable to this lot.

Planning

Planning Authority: London Borough of Bexley.
Tel: 0208 303 7777.

On the 25th April 2014, Bexley Council approved the application for the change of use from offices to residential comprising 45 flats. Planning permission was granted (Ref: 14/01096/FUL) on 29th August 2014 for 'Alterations to site layout including ground floor infill extensions with formation of a gym, side/rear and front extensions to provide balconies and terraces and formation of an additional floor to create 4 additional residential units, provision of cladding'. Architects plans and planning permission documents are available from the auctioneers upon request.
Please email: jimmy.bruce@allsop.co.uk



Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda.

To request Legal Documents, Special Conditions of Sale and any Errata/Addenda please refer to pages 3, 8 and visit www.allsop.co.uk.

BUYER'S FEE: The successful Buyer will be required to pay to the Auctioneers a buyer's fee of £750 (including VAT) upon exchange of sale memoranda.

