

Sidcup

29 Station Road,
Kent
DA15 7DZ

- A Freehold Detached Building internally arranged to provide Sixteen En-Suite Bedsitting Rooms
- Each Room subject to an Assured Shorthold Tenancy for a fixed term of 12 months
- Gross Internal Area Approximately 404.78 sq m (4,357 sq ft) (including Garage)
- Total Site Area Approximately 0.080 Hectares (0.197 Acres)
- Site to Rear with Possible Development Potential subject to obtaining all necessary consents
- Walking Distance to Sidcup Rail Station
- Total Current Rents Reserved
£94,900 per annum (equivalent)

SUBJECT TO AN EIGHT WEEK COMPLETION PERIOD



Site at Rear

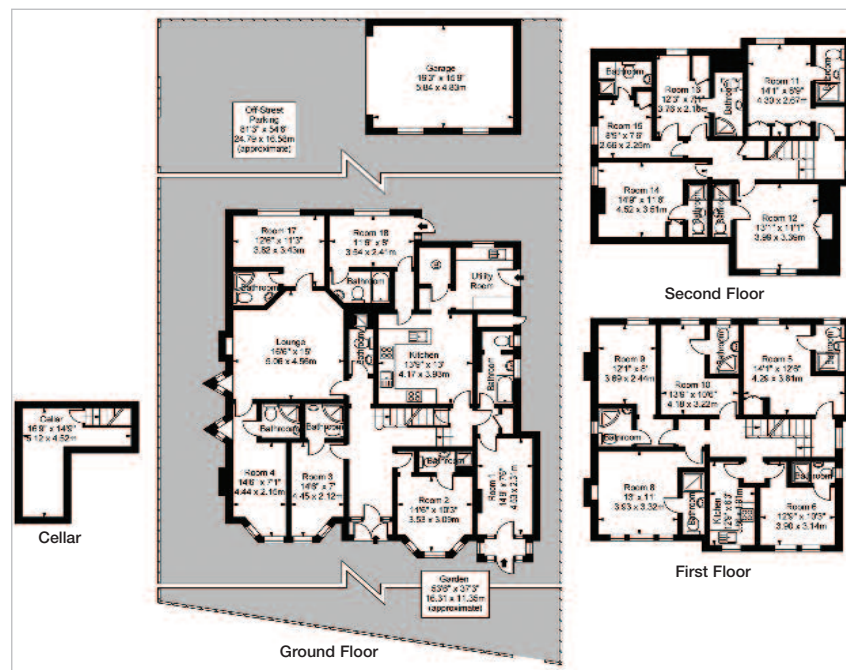
To View

There will be one block viewing on Friday 20th March between 10.00 – 11.00 a.m. Please note further viewings will not be possible.

Seller's Solicitor

Thomas Snell & Passmore
(Ref: Mr Alex Lewsley).
Tel: 01322 422543.
Email: alex.lewsley@ts-p.co.uk

INVESTMENT – Freehold Building



Tenure

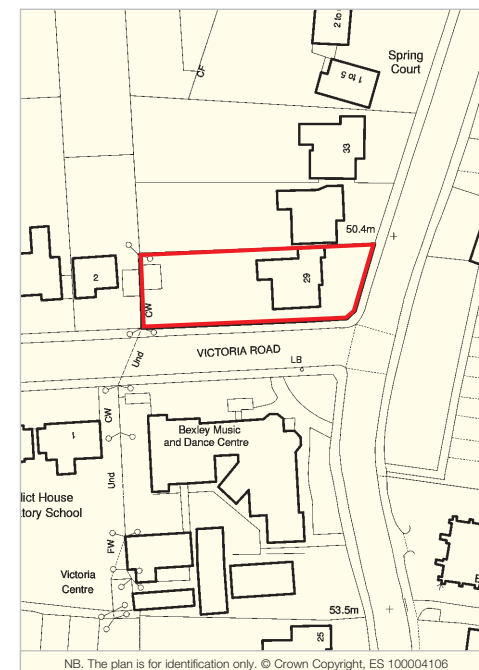
Freehold.

Location

The property occupies a very generous plot on the corner of Station Road and Victoria Road and is within a 10 minute walk of Sidcup Rail Station, which 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 Motorway (Junction 3). A wide variety of shopping and further amenities can be found along Main Road (A211) and Station Road itself (B2214). The open spaces of Lamorbey Park are within reach to the north. The renown Bird College, specialising in dance, music and theatre performance, is opposite the subject property.

Description

The existing building comprises a detached building arranged over ground and two upper floors beneath a pitched roof, extending to approximately 404.78 sq m (4,357 sq ft) GIA (including garage).



NB. The plan is for identification only. © Crown Copyright, ES 100004106

The building is currently arranged to provide 16 en-suite bedsitting rooms together with ancillary accommodation and is subject to an HMO Licence. The property occupies a site extending to approximately 0.08 hectares (0.197 acres). The site is hard standing and is part occupied by a garage at its westerly end. The property also benefits from gardens to the front and side.

Accommodation and Tenancy

Please see the information contained within the schedule set out below.

The Ground Floor also provides a communal Reception Room, Kitchen/Diner and Laundry Room.

Planning

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

Email: developmentcontrol@bexley.gov.uk

The site to the rear may afford potential for development subject to all necessary consents being obtained.

Floor	Room No.	Accommodation	Terms of Tenancy	Current Rent £ p.a.
Ground	1	Bedroom with En-Suite Shower Room/WC	Subject to an Assured Shorthold Tenancy for a term of 12 months from 1st September 2014	£5,980 p.a.
	2	Bedroom with En-Suite Shower Room/WC	Subject to an Assured Shorthold Tenancy for a term of 12 months from 1st September 2014	£5,980 p.a.
	3	Bedroom with En-Suite Shower Room/WC	Subject to an Assured Shorthold Tenancy for a term of 12 months from 1st September 2014	£5,200 p.a.
	4	Bedroom with En-Suite Shower Room/WC	Subject to an Assured Shorthold Tenancy for a term of 12 months from 1st September 2014	£5,980 p.a.
	17	Bedroom with En-Suite Shower Room/WC	Subject to an Assured Shorthold Tenancy for a term of 12 months from 1st September 2014	£5,980 p.a.
	18	Bedroom with En-Suite Shower Room/WC	Subject to an Assured Shorthold Tenancy for a term of 12 months from 1st September 2014	£5,980 p.a.
Half Landing	5	Bedroom with En-Suite Bathroom/WC	Subject to an Assured Shorthold Tenancy for a term of 12 months from 1st September 2014	£6,240 p.a.
First	6	Bedroom with En-Suite Bathroom/WC	Subject to an Assured Shorthold Tenancy for a term of 12 months from 1st September 2014	£6,240 p.a.
	8	Bedroom with En-Suite Shower Room/WC	Subject to an Assured Shorthold Tenancy for a term of 12 months from 1st September 2014	£6,240 p.a.
	9	Bedroom with En-Suite Shower Room/WC	Subject to an Assured Shorthold Tenancy for a term of 12 months from 1st September 2014	£5,980 p.a.
	10	Bedroom with En-Suite Shower Room/WC	Subject to an Assured Shorthold Tenancy for a term of 12 months from 1st September 2014	£5,980 p.a.
Half Landing	11	Bedroom with En-Suite Shower Room/WC	Subject to an Assured Shorthold Tenancy for a term of 12 months from 1st September 2014	£6,240 p.a.
Second	12	Bedroom with En-Suite Shower Room/WC	Subject to an Assured Shorthold Tenancy for a term of 12 months from 1st September 2014	£6,240 p.a.
	14	Bedroom with En-Suite Shower Room/WC	Subject to an Assured Shorthold Tenancy for a term of 12 months from 1st September 2014	£6,240 p.a.
	15	Bedroom with En-Suite Shower Room/WC	Subject to an Assured Shorthold Tenancy for a term of 12 months from 1st September 2014	£5,200 p.a.
	16	Bedroom with En-Suite Shower Room/WC	Subject to an Assured Shorthold Tenancy for a term of 12 months from 1st September 2014	£5,200 p.a.

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.

