

Sidcup

1 Market Parade Sidcup High Street Kent DA14 6EP

- Freehold Shop Investment
 - Town centre location
 - Opposite Little Waitrose
 - No VAT applicable
 - Current Rent Reserved
- £14,000 pa ⁽¹⁾**

**SIX WEEK COMPLETION
AVAILABLE**



Tenure

Freehold.

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 area also enjoys good rail services (Charing Cross and Waterloo approximately 20 minutes).

The property is situated in a prominent corner position just off the High Street at the junction of Market Parade and St Johns Road.

Occupiers close by include Little Waitrose (opposite), KFC (adjacent), Travelodge Hotel and a number of local occupiers.

Description

The property is arranged as a ground floor corner shop with ancillary accommodation to the rear.

The property provides the following accommodation and dimensions:

Gross Frontage (Inc. Splay)	6.00 m	(19' 8")
Net Frontage (Exc. Splay)	4.25 m	(13' 11")
Shop Depth	11.90 m	(39')
Built Depth	18.10 m	(59' 5")

Tenancy

The entire property is at present let to MR MA KOYER for a term of 10 years from 18th May 2011 at a current rent of £11,000 per annum with a fixed increase to £14,000 p.a. in May 2016. (1) The Vendor will top up the rent on completion such that the buyer effectively receives £14,000 p.a. until 18th May 2016. The lease provides for rent reviews every fifth year of the term and contains full repairing and insuring covenants.

VAT

VAT is not applicable to this lot.

Documents

The legal pack will be available from the website www.alltop.co.uk

Energy Performance Certificate

For EPC Rating please see website.

