

Sidcup **1-7 The Mews** **Hatherley Road** **Kent** **DA14 4BH**

- **Attractive Freehold Mews with Commercial Unit**
 - Part let on a lease expiring 2020
 - Part vacant possession
 - Rent Review 2016
 - Current Rent Reserved
- £19,800 pa**
Part Vacant Possession



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 at the junction of the High Street with Hatherley Road, in the main shopping area for the town. Occupiers close by include McDonald's, Superdrug, Halifax, Lloyds, Specsavers and Greggs, together with a number of restaurants and local traders.

Description
The property is arranged on ground and one upper floor. The building is currently arranged to provide a commercial unit on ground and first floors fronting Hatherley Road, which is let, together with premises to the rear also on ground and first floors which is vacant. The building benefits from a right of way along The Mews from Hatherley Road.

VAT
VAT is not applicable to this lot.

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

Energy Performance Certificate
For EPC Rating please see website.

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
1-4 The Mews	NSM (Sidcup) Ltd	Gross Frontage 4.7 m (15' 5") Net Frontage 3.65 m (11' 11") Built Depth 24.3 m (79' 9") Ground Floor Sales 96 sq m (1,033 sq ft) First Floor 89 sq m (958 sq ft) Sub Total 185 sq m (1,991 sq ft)	22 years from 01.02.1998 Rent review in 2016 and 2019 FR & I	£19,800 p.a.	Rent Review 2016
5-7 The Mews	Vacant	Ground Floor 76 sq m (818 sq ft) First Floor 71 sq m (764 sq ft) Sub Total 147 sq m (1,582 sq ft)			
		Total GIA	332 sq m (3,573 sq ft)	Total £19,800 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.
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