

## TAKEAWAY PREMISES IN SIDCUP TO LET



Ground floor lock up takeaway premises.

Total floor area of C. 44sq. m / 474sq. ft.

Former Chinese takeaway / Ideal for a variety of other cuisines.

Property faces onto busy Sidcup Hill connecting to Sidcup High Street.

Trading location benefits from high volume of passing trade.

Available on new lease terms to be agreed with the landlord.

**37 Sidcup Hill**

**Sidcup**

**DA14 6HJ**

**Tenure: TO LET**

**Rental: £15,000pa**

**Hummerstone & Hawkins**  
Tel: 0208 303 1061

**LOCATION:**

The subject property is located in the parade of shops on Sidcup Hill which leads directly onto the busy Sidcup High Street, either side currently are a barbers and hairdressers with many other independent and national retailers on Sidcup High Street.

Sidcup train station is approximately 5 minute drive / 15 minute walk and has train which directly serve Central London. There also is a bus stop approximately 2 minute walk away which serves the local towns to Sidcup.

**DESCRIPTION:**

A ground lock up floor takeaway unit within a two-storey mid terraced building. A glazed frontage incorporating a single entrance door leads into a main sales area which is configured to provide a waiting area and serving counter. At the rear is a door which leads into the kitchen area. Behind is a toilet and storage area.

Arranged over the first floor is a self-contained flat which is not included in this letting.

**RENTAL:**

Rental offers are invited in the region of £15,000 per annum.

**TERMS:**

The subject premises is available by means of a new lease for a term to be agreed with the landlord.

A 3 – 6 rental deposit will be required, subject to status.

**PLANNING:**

The premises formally traded as a takeaway unit.

We would recommend and it is the responsibility of any interested party to satisfy themselves that the intended use of the property complies with the relevant planning permissions and building regulations.

**BUSINESS RATES:**

We understand from our clients that the business rates are currently being assessed by the local council. The rateable value when the first floor was rated as ancillary was below £12,000pa and therefore as a lock up unit the premises may qualify for small business rate relief.

We would advise all interested parties to make their own enquiries with the rating office of the Borough of Bexley council to confirm the above.

**EPC:**

The property has an EPC rating of C.

**LEGAL FEES:**

Each party are to be responsible for their own legal costs.

**VIEWING ARRANGEMENTS:**

**For an appointment to view, please contact the agent.**

**[Hummerstone & Hawkins T: 0208 303 1061](mailto:hummerstone@hummerstone.co.uk)**