



- Dog grooming premises to let with full planning consent
- Located on popular family activity farm destination between Sidcup & Bexley
- 7-day licence 8am to 6pm
- Footfall of up to 2,500 visitors per week
- Ample free customer parking
- Rental at just £55 per day (minimum 1-year lease commitment)

Description

A unique opportunity to rent a dog grooming premises on a popular family farm/campsite on the outskirts of Sidcup. Beck Evans Farm is a dog-friendly activity farm and campsite in Sidcup, Kent, offering dining, shopping, and family-friendly attractions. Situated near the River Cray and Foots Cray Meadows, it is a popular destination for walkers and nature lovers. During peak season, the farm attracts approximately 2,500 visitors per week to its established Farm Shop, Restaurant, Coffee Shop, and Children's Soft Play indoor centre, as well as highly popular annual events such as Pumpkin Picking and the Christmas Market. The dog grooming parlour is a detached aluminium building (formerly a maize store) located on the south side of the car park. The unit is offered in shell condition for the tenant to fit out and measures approximately 135 sq ft internally and is fully insulated. It is connected to electricity, water, and drainage, and benefits from ample customer parking. The farm also has CCTV security across all public areas. Customers will have access to visitor facilities, including EV charging points and WC facilities. This represents an excellent opportunity for an established dog grooming operator to position their business within a high-footfall location serving a relevant customer base.

Beck Evans Farm, Water Lane, Sidcup, Kent DA14 5ET

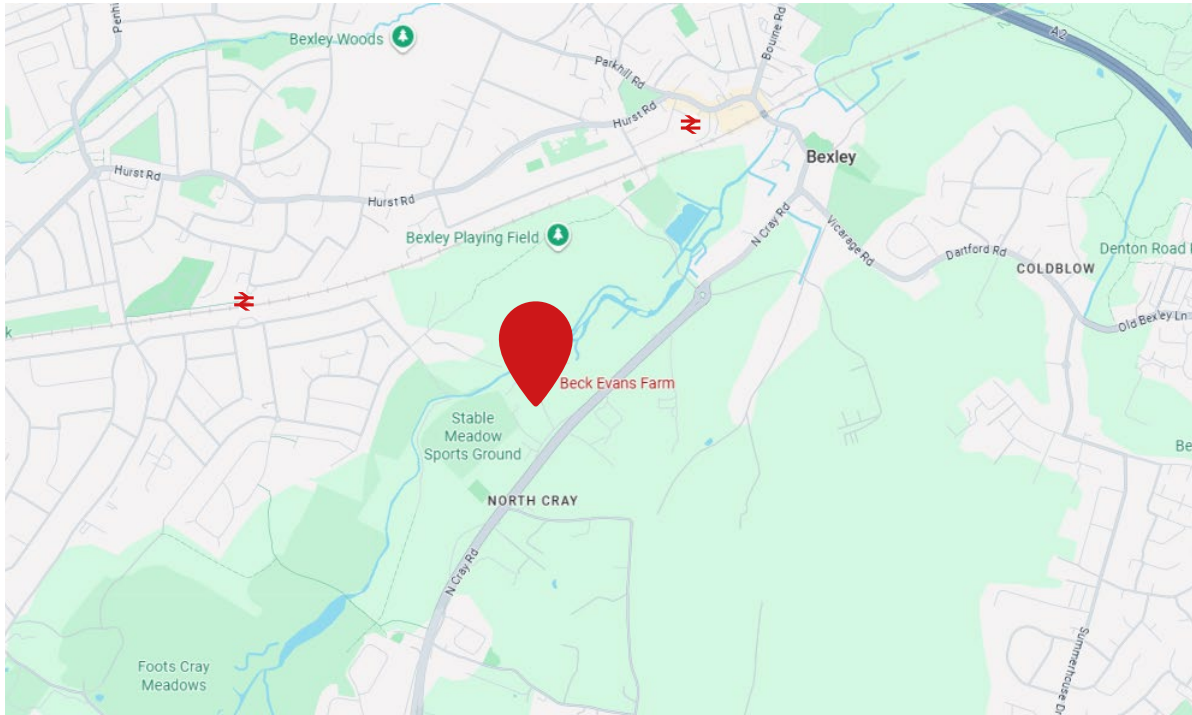
Dog Grooming Premises To Let



Location

Beck Evans Farm is prominently located on Water Lane in a semi-rural setting on the outskirts of Sidcup. The farm enjoys excellent accessibility, situated close to the A20 and A223, providing convenient links to Sidcup, Orpington, Bexley, Bromley, and the wider Kent and London road networks. Set alongside the River Cray and adjacent to Foots Cray Meadows, the location benefits from a scenic environment while remaining within easy reach of local residential areas. Regular public transport services operate nearby, and Sidcup town centre and mainline railway station are a short drive away, offering direct connections to London. The combination of strong road connectivity, natural surroundings, and an established visitor destination makes Beck Evans Farm a highly attractive and well-connected location.





Further Information

Terms	A new fully repairing and insuring lease is available at a Guide Rent of £20,000 per annum. A 3-year lease is offered with mutual 1 year break option. Note that VAT is applicable on rental payments.
EPC & Business Rates	The building is exempt from EPC rating and considered to be exempt from Business Rates (subject to Tenant application to VOA)
Further Information	Floor plans, copy of planning permission notice and additional images are available on request.
Viewings	All viewings are strictly by prior appointment with Acorn's Commercial & Development Division.

Contact



Daniel Dennis

020 8315 5454

commercial@acorngroup.co.uk

Bromley Office

9 St Mark's Road
Bromley
Kent
BR2 9HG

T: 020 8315 5454

London Office

120 Bermondsey Street
London
SE1 3TX

T: 020 7089 6555



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