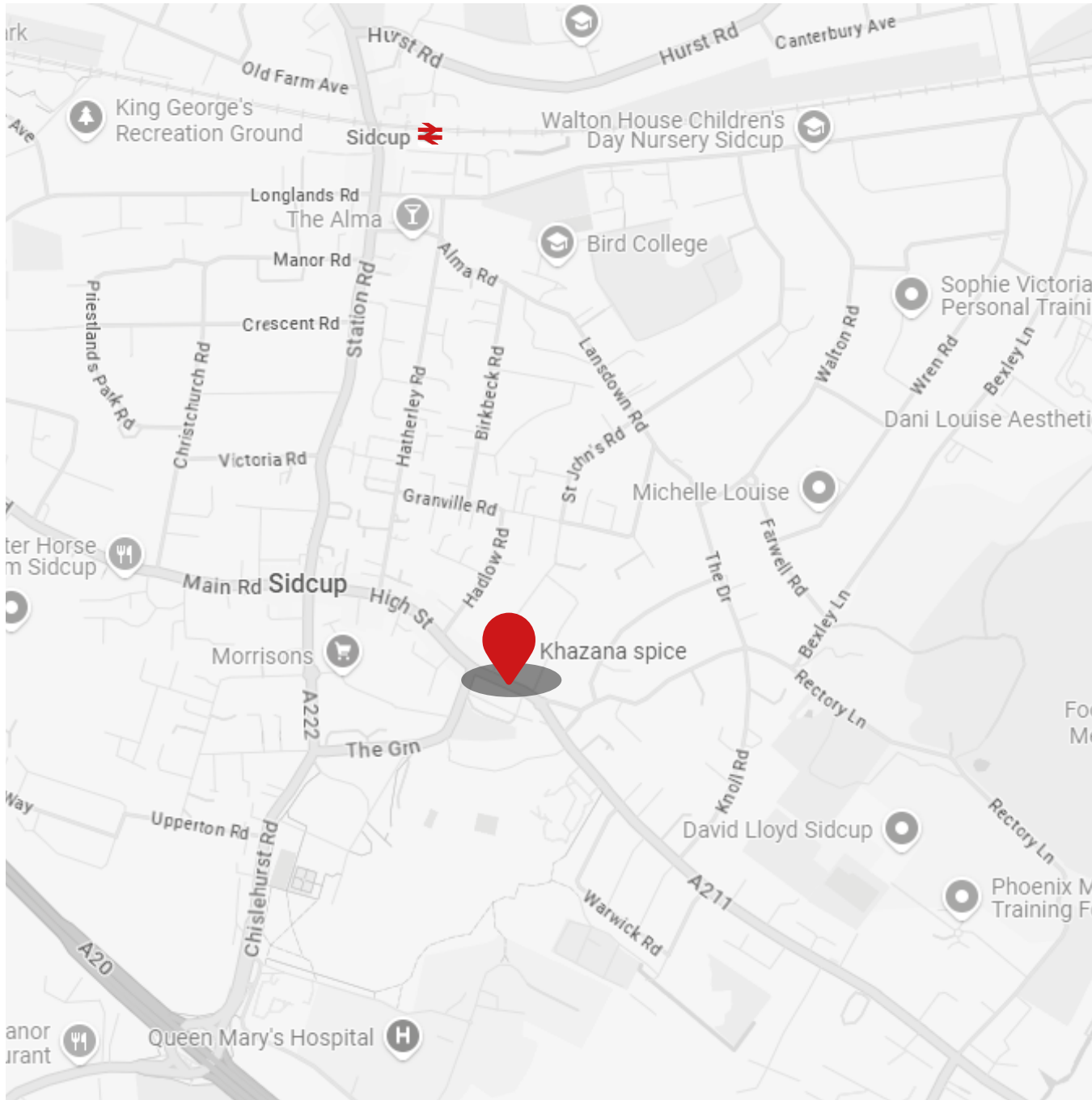




9 Market Parade, Sidcup High Street, Sidcup, Kent DA14 6EP

Fully fit-out restaurant to let on Sidcup's busy High Street



- Turnkey restaurant on Sidcup High Street
- Ideal opportunity for experienced restaurant/cafe operators
- Prominent frontage and modern décor
- Outdoor seating
- Premium: £50,000
- Rent: £32,500 per annum

Description

Currently operated as Khazana Spice Café & Grill, 9 Market Parade measures circa 1,059sqft.

The property has recently undergone significant refurbishment and internal reconfiguration to provide open plan seating area with w/c facilities as well as additional outdoor seating, a digital menu display above counter and a fully equipped commercial kitchen with further storage.

The unit also benefits from rear access via an alleyway on the adjacent St John's Road.

The property is available for immediate occupation and is suitable for a restaurant / café operator seeking a pitch with prominent frontage and heavy footfall.

Location

Market Parade is situated just off of the main High Street in Sidcup.

Sidcup Railway Station is conveniently situated 0.5 miles (11 min walk) from the property providing direct services into London Bridge (c.23 mins) and London Charing Cross (c.38 mins). The A20 Sidcup Bypass is within 0.7 miles and A2 Rochester Way is within 3 miles, providing access into Central London and the M25. The property is situated near to the large Morrisson's car park which provides ample free parking for 90 minutes. Considerable development has taken place within Sidcup in recent years including the likes of Waitrose and Travelodge, a Premier Inn, Costa Coffee and student accommodation (opposition the station) and most recently, a new Marks and Spencer with 59 flats (adjacent to the station).

EPC

The current EPC rating is yet to be confirmed for this property.





Opening hours

Monday to Sunday 11:00 – 23:00.

Terms

Available by way of a sublease at £32,500.
Asking premium of £50,000 for the business goodwill.

Business Rates

According to the summary valuation effective from 1st April 2023, the rateable value for the property is £11,250. We understand rates payable are therefore approximately £5,625 per annum for the period 2025/2026, however, interested parties are advised to visit the Valuation Office Agency website to calculate occupier specific rates.

VAT

The property is not elected for VAT and therefore, VAT is not chargeable on the rent.

Further Information

The existing lease can be provided upon request.

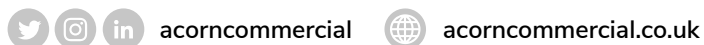
Viewings

All viewings are strictly by prior appointment with Acorn's Commercial & Development Division.



Contact

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