



UNIT A – LET TO CASH ACCESS UK TRADING AS BANKING HUB | UNIT B - TO LET - AS PART OF PROPOSED SUBDIVISION

83 HIGH STREET
SIDCUP DA14 6DN

bf.
brasier freeth

LOCATION

Sidcup is an area of south-east London, primarily in the London Borough of Bexley and bordering the London Boroughs of Bromley and Greenwich.

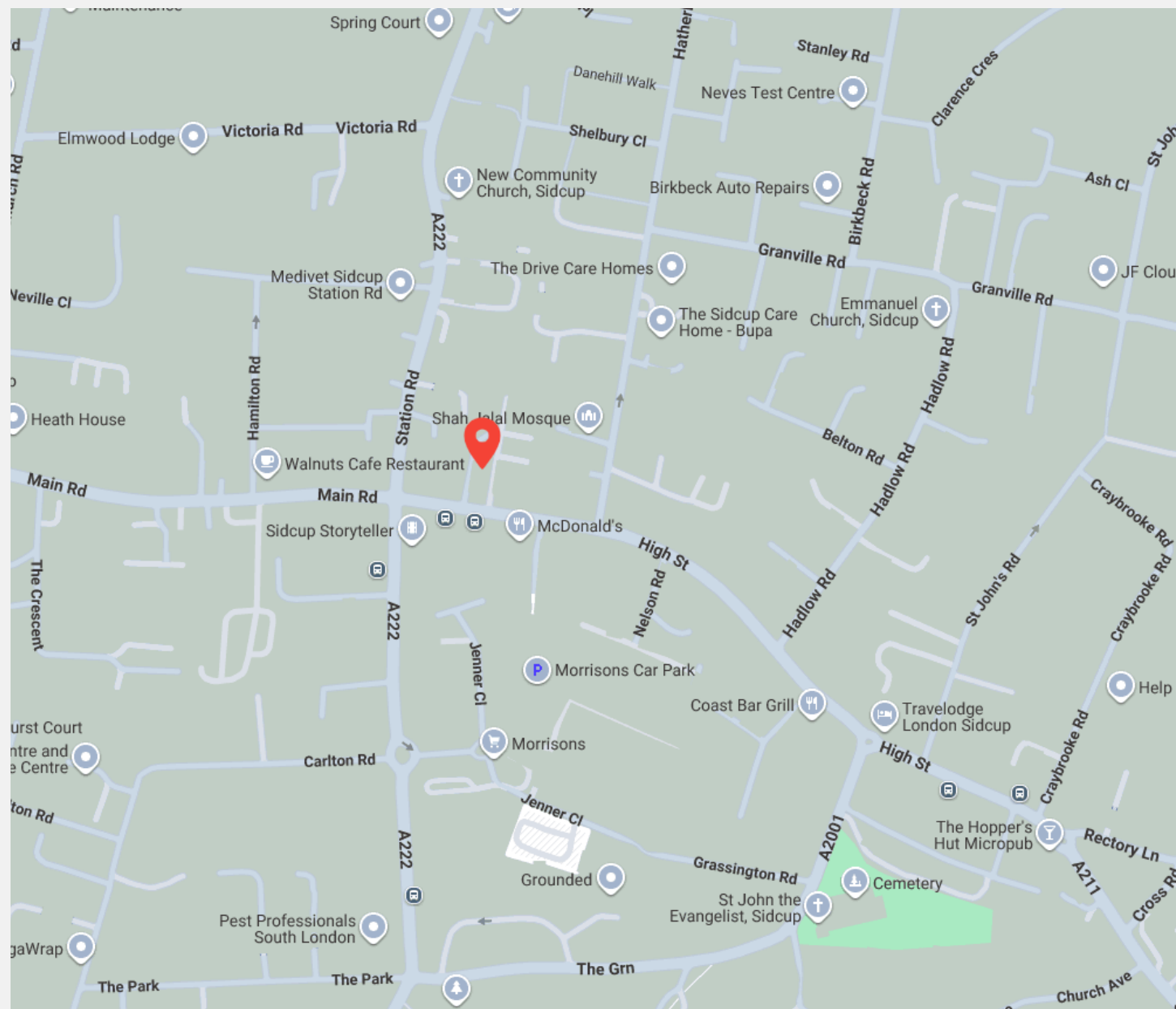
The town is located on the A211 with the A20 providing easy access to Junction 5 of the M25, 5 miles (8km) to the east. Central London is located 14 miles (23km) to the north west.

Sidcup benefits from a busy and well-connected railway station 0.5 miles away from the subject premises, providing direct services into London Bridge (approx. 23 mins) and London Charing Cross (approx. 38 mins).

Considerable development has taken place within Sidcup in recent years including a new Waitrose and Travelodge in the High Street, and a Premier Inn and new Marks & Spencer with (59 flats) adjacent to the train station.

Storyteller, a 3 screen Cinema (developed by Bexley Council) has also recently opened directly opposite the subject premises, on the corner of Sidcup High Street and Station Road.

It also features a bar, coffee shop, live performance space, community hub and Sidcup Library.



KEY DETAILS

- Prime location on the High Street, with corner frontage
- Redeveloped former bank premises
- Remaining unit adjacent to National Retail
- Suitable for retail & restaurant uses

DESCRIPTION

The property comprises a former HSBC bank premises on a island site, providing prominent corner elevations on both sides of the frontage.

The building is in the process of being redeveloped to subdivide the space to create 2 self-contained units, with residential on the upper levels.

The remaining unit benefits from a flexible Class E use and as such, would suit a variety of uses including retail, convenience store and café/restaurant occupiers.

A side road adjacent to the premises provides direct access to the rear of the unit for servicing/deliveries.

SITUATION

The premises occupy a prime and extremely visible trading location, benefiting from significant passing trade.

Positioned immediately adjacent to Starbucks, other neighbouring multiple occupiers include McDonalds, Caffè Nero, Sarto Lounge (Loungers), Superdrug and The Works.



ACCOMMODATION

The remaining ground floor unit is shown on the attached layout plan and will provide the following gross internal floor area:

Floor	Size Sq.m	Size Sq.ft
Ground Floor Area	116.13	1,250

LEASE TERMS

The premises are available on a new effective full repairing and insuring lease for a term of years to be agreed, subject to upward only rent reviews at the end of every 5th year.

RENT

£45,000 per annum exclusive.

EPC

An EPC has been commissioned and is awaited.

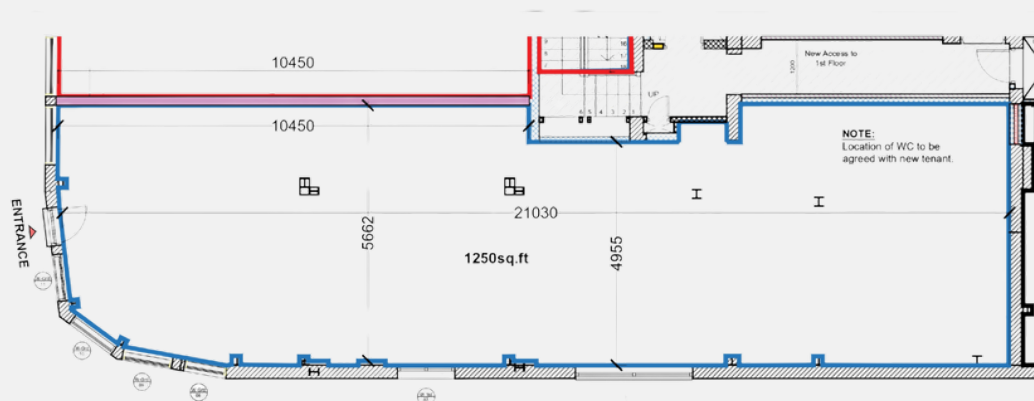
BUSINESS RATES

The premises will be reassessed for rating purposes as part of the redevelopment of the unit, further details can be secured from London Borough of Bexley - 020 8303 7777.

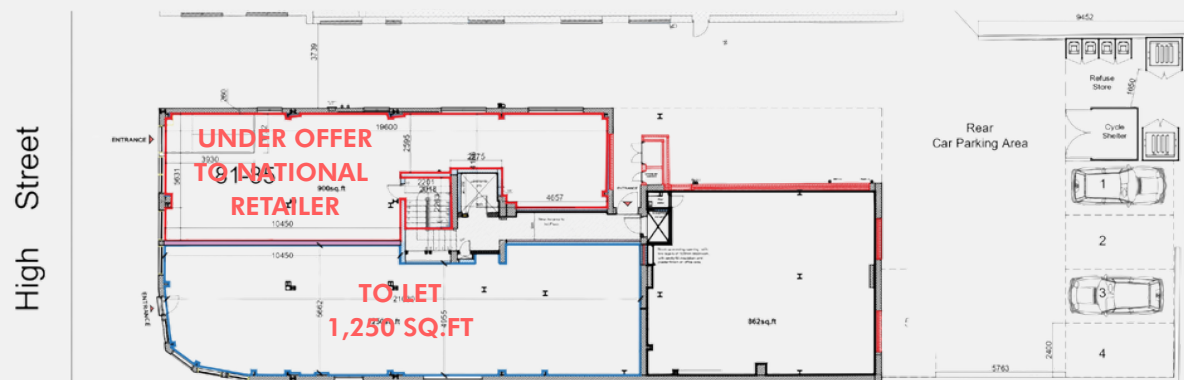
LEGAL COSTS

Each party are to be responsible for their own legal costs incurred in this transaction.

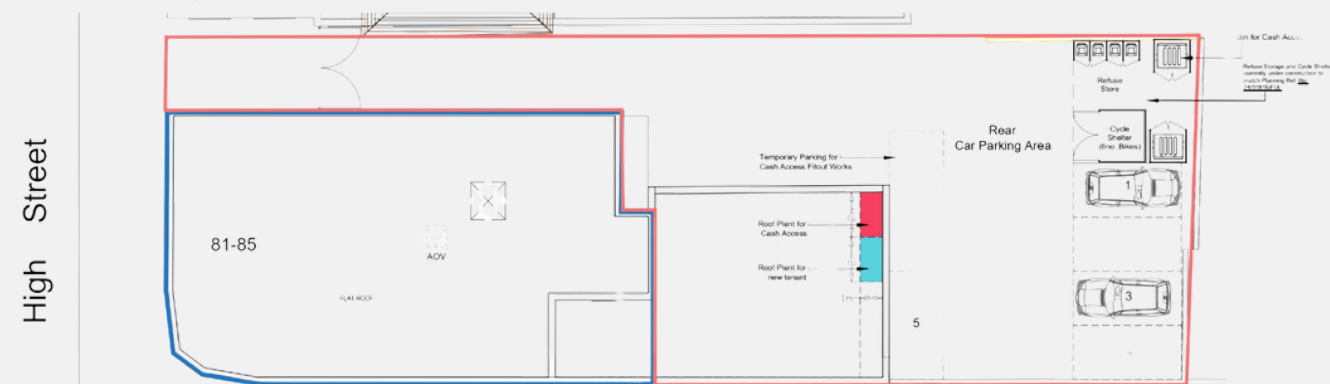




Ground Floor Plan - Draft Layout Plan - Scale 1:50



Ground Floor - Draft Layout Plan - Scale 1:100



Roof Plan - Draft Layout Plan - Scale 1:100

CONTACT

GET IN TOUCH

Damian Sumner

07974 085738

damian.sumner@brasierfreeth.com

Brasier Freeth LLP

enquiries@brasierfreeth.com

These particulars are intended as a guide and must not be relied upon as statements of fact. They are expressly excluded from any contract. All prices/rents quotes are exclusive of VAT which may be payable. To comply with our legal responsibilities for Anti-Money Laundering, it is necessary to check all parties involved in this transaction. It is the responsibility for parties on both sides to provide information necessary to complete these checks before the deal is completed. Information required will include: Corporate structure and ownership details, Identification and verification of ultimate beneficial owners, Satisfactory proof of the source of funds for the Buyers/Funders/Lessee. Brasier Freeth is a RICS regulated firm and is subject to the RICS Code for leasing business premises. Full details of the Code are available from Brasier Freeth.