

53 The Oval, Sidcup, Kent, DA15 9ER



**RETAIL SHOP
WITH POTENTIAL
TO REDEVELOP
UPPER PARTS
AVAILABLE
FOR SALE**

**302.9 sq m
(3,260 sq ft)**

Location

The premises enjoy a prominent position on the corner of a busy neighbourhood shopping parade. The property is located in a predominately residential area and has the benefit of a return frontage onto Burnt Oak Lane. There is restricted parking to the front of the property.

Description

The property is an end of terrace retail unit of brick construction. The upper parts are currently being used as offices with their own separate access but have previously been used as two flats that could be redeveloped as residential

subject to all the necessary planning consents.

The property benefits a prominent position and a large double fronted shop front. To the rear is a detached brick storage area with a small concrete courtyard and parking for 1 - 2 cars. Internally the property is mainly open plan with separate storage areas to the rear.

The property would require redecoration throughout and could be suitable for a variety of uses subject to all the necessary planning consents being obtained.

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Where applicable all figures quoted are exclusive of VAT

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Accommodation

The property comprises the following, with approximate dimensions (areas are gross net internal):-

Ground Floor

Retail area	938 sq ft	87.17 sq m
ITZA	794 sq ft	73.80 sq m
Storage	1,078 sq ft	100.18 sq m

First Floor

Office	1,191 sq ft	110.68 sq m
Total	3,208 sq ft	298.03 sq m

Key Features

- Potential for redevelopment on the first floor.
- 1/2 car parking spaces to the rear.
- Separate first floor access and fire escapes
- Suitable for variety of uses subject to planning.
- Gas central heating

Price

The property is available For Sale, offers in the region of £625,000

Planning

The prospective purchaser should make their own enquiries with the local authority to establish whether or not their proposed use is acceptable.

Rates

According to the Valuation Office Agency website the Rateable Value is £17,750. The Uniform Business Rate for the year April 2015/2016 is 48.0p in the £. For a guide to business rates please see <https://www.gov.uk/introduction-to-business-rates>.

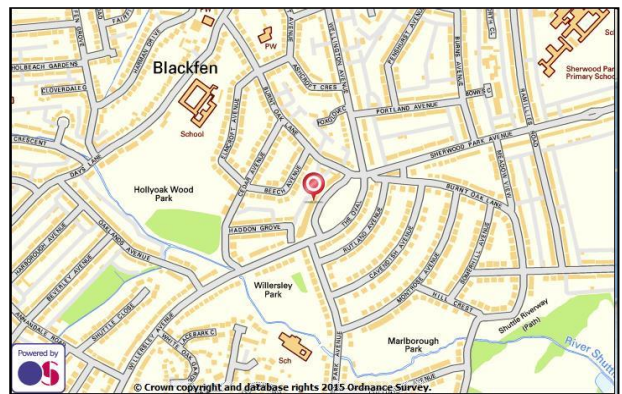
Legal Costs

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

EPC

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Location Plan



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Viewing

By appointment with the Caxtons

