

TAKEAWAY PREMISES IN SIDCUP TO LET



Takeaway with first floor ancillary available to let.

Ground floor area of C. 47 sq. m / 512 sq. ft.

1st floor ancillary of 37.4sq. m / 402.5sq ft.

Planning has been approved to convert 1st floor into a 1 bedroom flat.

Previously a Chinese takeaway / may suit other cuisines.

Property faces onto busy Sidcup Hill linking direct to Sidcup High Street.

37 Sidcup Hill

Sidcup

DA14 6HJ

Tenure: TO LET

Rental: £18,000pa

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 two storey mid terrace building comprising a ground floor takeaway unit with ancillary space arranged over the first floor. 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 an entrance door which leads into the kitchen. Behind is a toilet, a storage area and internal stairs up to the ancillary area.

Arranged over the first floor is both a staff room and storage room.

PLANNING:

August 2025 planning was passed for alterations to shop front fenestration and creation of a self-contained residential unit at first floor.

Planning Ref. No: 25/01148/FUL.

TERMS:

My client would be happy to offer the rental at £18,000 per annum in year 1, stepped to £20,000 for year 2 and then increasing to £23,000 in year 3.

BUSINESS RATES:

We understand from the VOA website that the rateable value for the premises is £5,700 per annum and therefore should 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 Dartford 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:

No direct approach may be made to the property. For an appointment to view, please contact the agent.

[Hummerstone & Hawkins T: 0208 303 1061](tel:02083031061)