

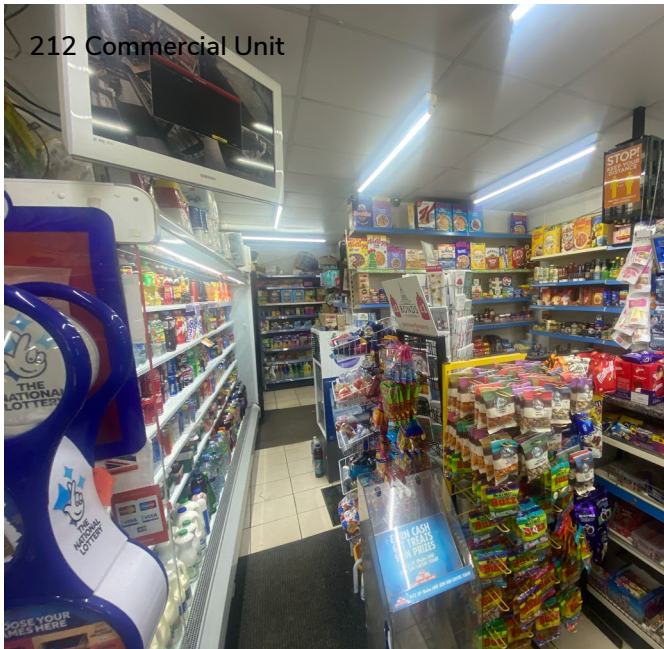
Significant  
Price Reduction



210-212 Main Road, Sidcup, Kent DA14 6RN

Neighbouring freehold properties with potential for sale





212 Commercial Unit



210 Commercial Unit



210a



212a

- Neighbouring freehold properties for sale
- Two ground floor retail units
- Two 1 bedroom flats
- Garaging/storage space to the rear
- On a corner plot
- Potential to extend & create further accommodation (stpp)
- 2,642 sqft of existing accommodation
- Guide price: £825,000 F/H

### Description

A rare opportunity to acquire two neighbouring freehold properties on a corner plot with potential.

210 Main Road: currently arranged as a retail unit at ground floor and 1 bedroom flat at first floor, accessed from the rear. The ground floor (now vacant) was most recently used as a laundrette. The first floor one bedroom flat is let on an AST expiring in August 2024 at a current rent of £1,150pcm/£13,800pa. This element of the property will be sold with the ground floor vacant, with the benefit of the AST/income from the flat.

212 Main Road: currently arranged as a retail unit at ground floor and 1 bedroom flat at first floor, accessed from Northcote Road. The ground floor was most recently used as an off-licence and grocery shop. The first floor one bedroom flat is currently occupied by a member of the vendor's family. Both elements of the property will be sold with vacant possession.

Both flats are in good condition. At the rear of the property is a single storey building currently used for storage. There is potential to extend into the roof space and rear to create further accommodation, subject to the necessary planning consents. There is also potential to convert the retail units into residential under permitted development rights.

### Planning & Use Class

There is no recent planning history.

We understand the ground floor commercial units have established E use class, whilst the residential flats above have C3 use class.



## Virtual Tour

Please click the links below to view the virtual tours:

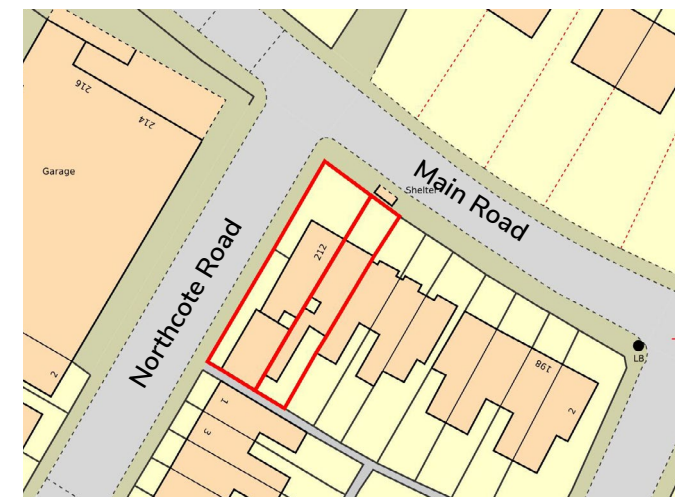
- [210 \(ground floor retail\)](#)
- [210a \(1 bedroom flat\)](#)

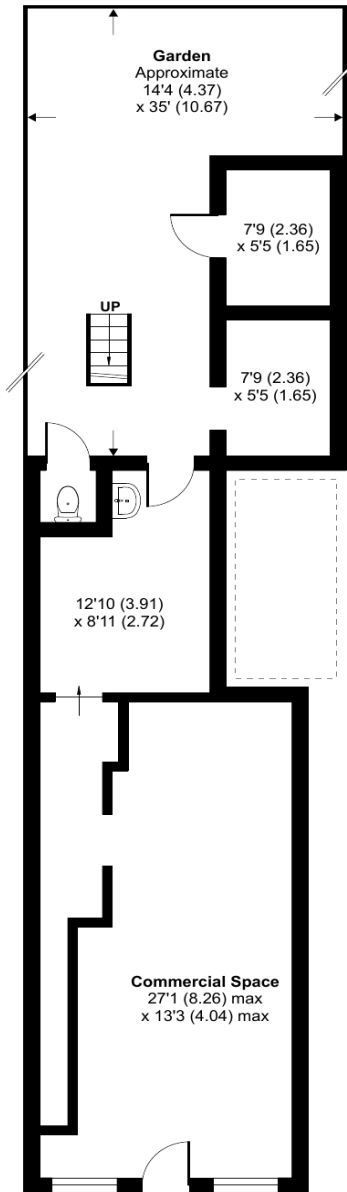
## Location

The subject properties occupy a corner plot on Main Road, Sidcup.

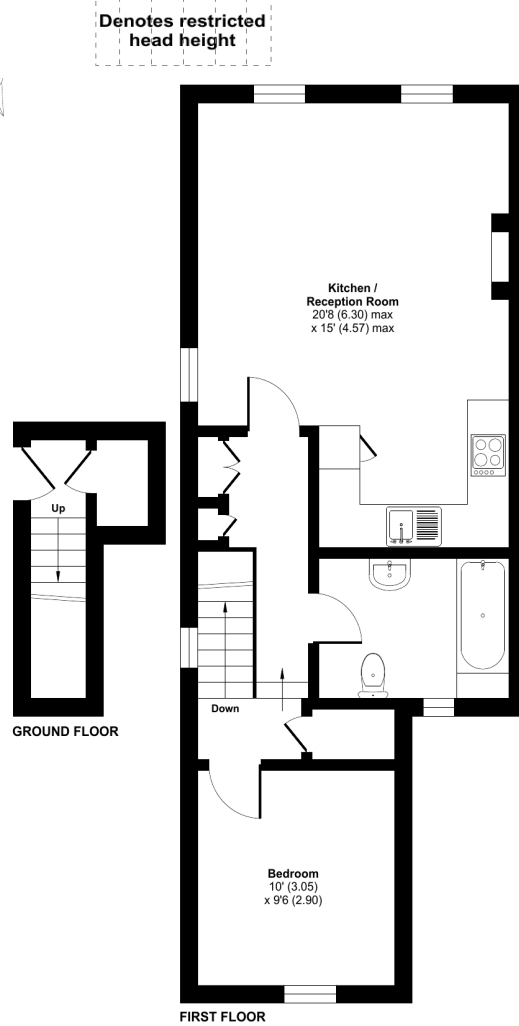
Sidcup High Street is located 0.5 miles from the property with operators including the likes of Pizza Express, Caffe Nero, Starbucks, McDonalds, Morrisons, JD Wetherspoon, Subway and Fireaway Pizza to name a few.

Sidcup Railway Station is conveniently placed 0.8 miles (19 min walk) and New Eltham Railway Station 1.0 mile (22 min walk) from the property, both providing direct services into London Bridge (c.23 mins) and London Charing Cross (c.38 mins). The A20 Sidcup Bypass is within 1 mile and A2 Rochester Way is within 4 miles, providing access into Central London and the M25.

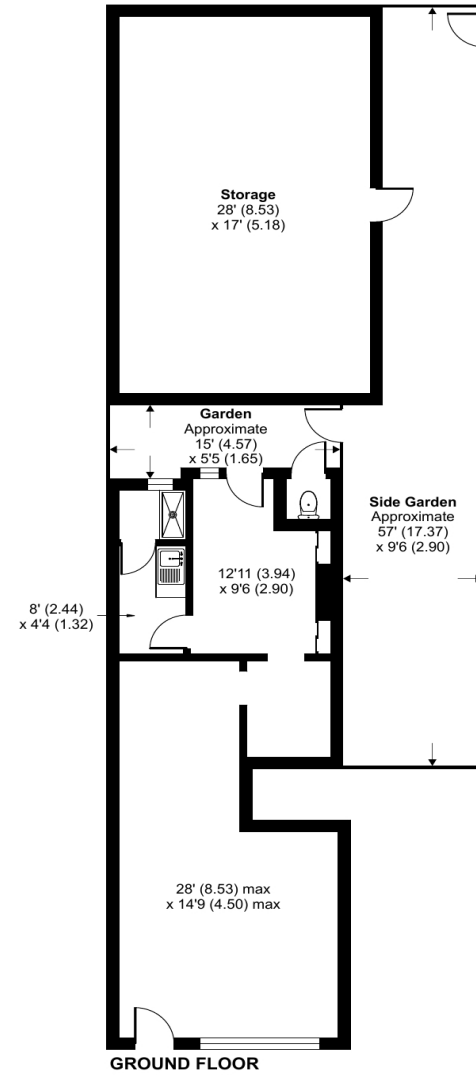




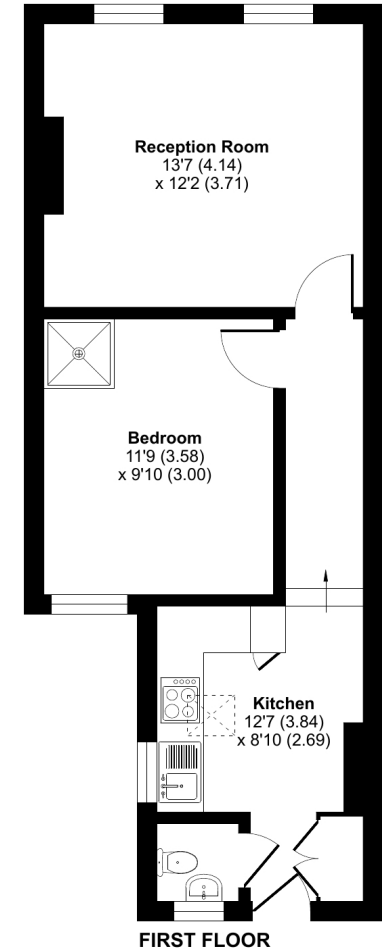
210 Commercial Unit  
Ground Floor - 567sqft



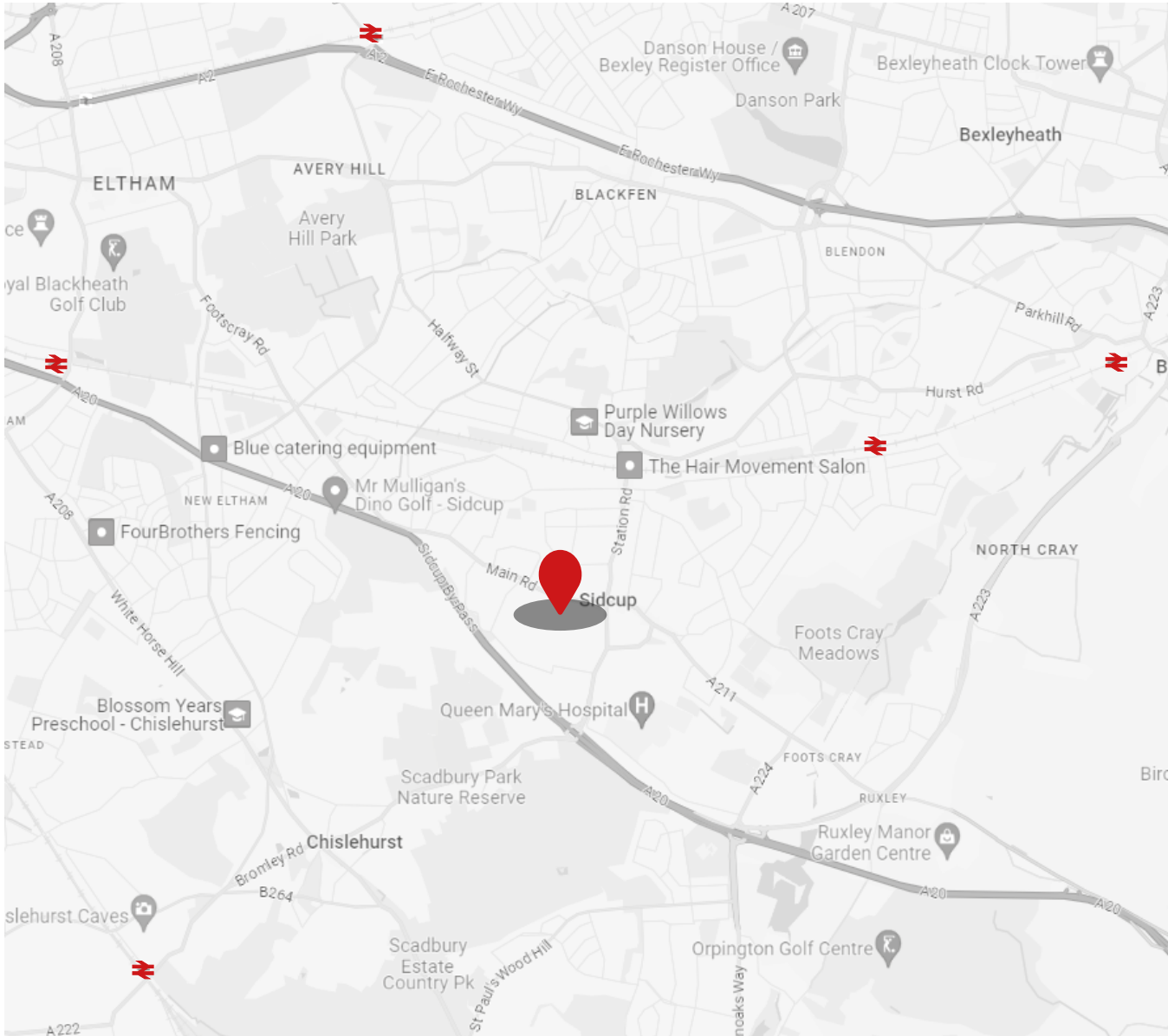
210a Flat  
First Floor - 589sqft



212 Commercial Unit  
Ground Floor - 1,035sqft



212a Flat  
First Floor - 451sqft



## Terms

Guiding £825,000 for the freehold interest with the benefit of the AST and income from the first floor flat of 210 Main Road. The remainder of the property will be offered vacant.

We understand that VAT is not chargeable on the sale price.

## Further Information

The following documents are available upon request:

- Title
- Title Plan
- Floorplans
- Virtual tour links
- Floorplans
- Additional photography

## Viewings

The property can be viewed from the roadside at anytime. Internal access is by prior appointment with Acorn Commercial.



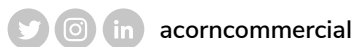
### Contact

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