

**69 Maidstone Road, Sidcup, Greater London, DA14
5HB**

Terms TO LET £15,000 PER ANNUM OR FREEHOLD FOR SALE £225,000



Freehold Investment Opportunity – £225,000+ SHOP, PARKING, LAND AND REVERSION OF FLAT

Harpers & Co are delighted to offer this versatile retail and residential freehold investment located in a popular and accessible area.

Key Features Guide Price: £225,000+ Retail Unit: Approx. 750 sq ft ground floor shop Parking & Land to Rear – potential for double garage or further development (STPP)

Flat Above: Let on a short lease with reversionary value of £50,000+ Excellent Location – good footfall, local amenities and transport links nearby Ideal for Investors or Owner-Occupiers

Description

This well-positioned property offers a fantastic mixed-use freehold investment opportunity. The ground floor retail unit provides approximately 750 sq ft of versatile space, benefitting from customer parking and land to the rear. Above, a self-contained flat is currently held on a

Estate Agents Commercial Agents Lettings Chartered Surveyors Valuers Insurance

Open 7 days a week

Harpers House, 8 Bexley High Street, Bexley, DA5 1AD

Tel: 01322 524425 Fax: 01322 559500

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short lease, offering a future uplift in value upon reversion. The site also presents potential for further development or conversion, subject to the necessary consents.

Investment Highlights

- *Attractive yield potential and long-term capital growth*
- *Established commercial location with consistent demand*
- *Reversionary value in the residential element*

Viewing Strictly by appointment only with Harpers & Co



PROPERTY MISDESCRIPTIONS ACT 1991

Although every care has been taken in the production of these sales particulars prospective purchasers should note:

1. All measurements are approximate.
2. Services to the property, appliances, fixtures and fittings included in the sale are believed to be in working order (though they have not been checked).
3. Prospective purchasers are advised to arrange their own tests and/or surveys before proceeding with a purchase.
4. Any fixtures & Fitting listed are as a guide only and do not form any part of an offer or contract.
5. The agents have not checked the deeds to verify the boundaries.

Intending purchasers should satisfy themselves via their solicitors as to the actual boundaries of the property.



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