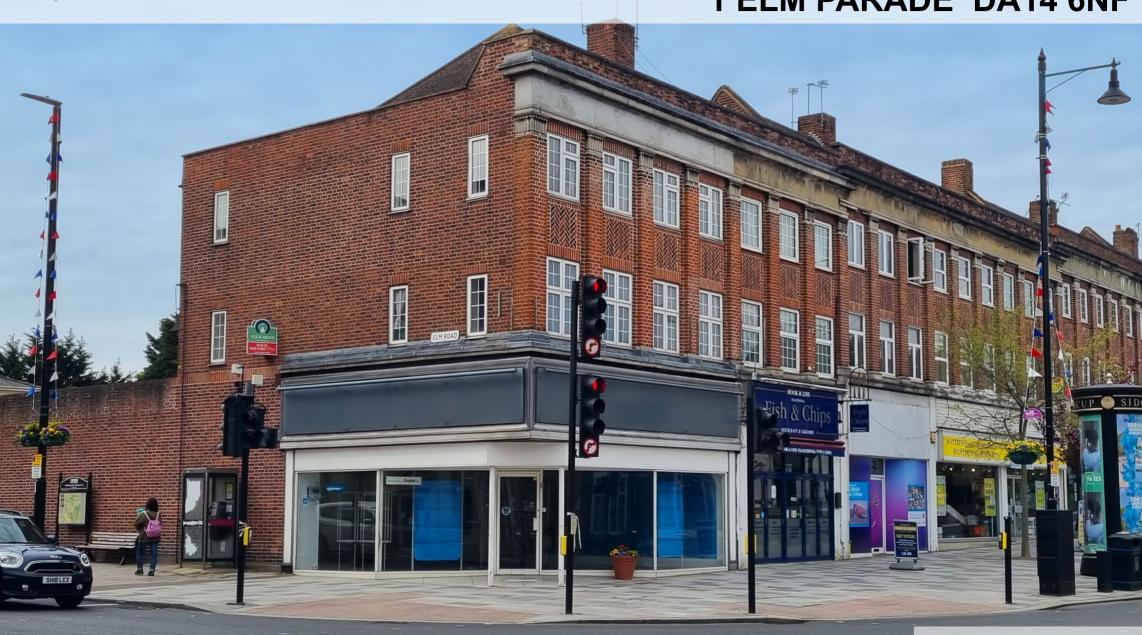Cradick
RETAIL PROPERTY CONSULTANTS

SIDCUP
1 ELM PARADE DA14 6NF

Shop – To Let

LOCATION

Sidcup is an affluent area of south-east London, England, primarily in the London Borough of Bexley. It is 11.3 miles south-east of Charing Cross, bordering the London Boroughs of Bromley and Greenwich. Sidcup is served by its own railway station, which has quick connections to central London stations such as Charing Cross and Cannon Street.

The property occupies a busy location on the Elm Parade where the Main Road meets the High Street. There is little vacant, with occupiers in the immediate vicinity including **Pizza Express**, **Natwest**, **McDonalds**, **Nero**, **Starbucks** and **BHF**. There are also a number of independent retails including cafes, restaurants, barbers and beauty salons. Directly adjacent from the property is the recently developed Blockbuster building which now serves as a community space with a café, library and a cinema which opened its doors in 2023.

ACCOMMODATION

The property is arranged over ground floor, with the following approximate dimensions and net internal floor area:-

Shop and Built Depth	17.7 m	58 ft
Max Width	7.2 m	23.6 ft
Ground Floor	**142 sq m**	**1,530 sq ft**

The property benefits from rear access.

TERMS

The property is available by way of a new ten year effectively repairing and insuring lease at a commencing rent of **£26,500 per annum exclusive**.

ENERGY PERFORMANCE CERTIFICATE

The property is currently rated within band D. A copy of the EPC is available on request.

RATING ASSESSMENT

Current Rateable Value	£18,500
Rate in the £ (2024/25)	49.9p

Prospective occupiers should make their own enquiries to verify this information.

LEGAL FEES

Each party is to be responsible for its own legal costs incurred in the transaction.

CONTACT

For further information or to arrange an inspection of the property please contact sole agents:-

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Subject to Contract and Exclusive of VAT