



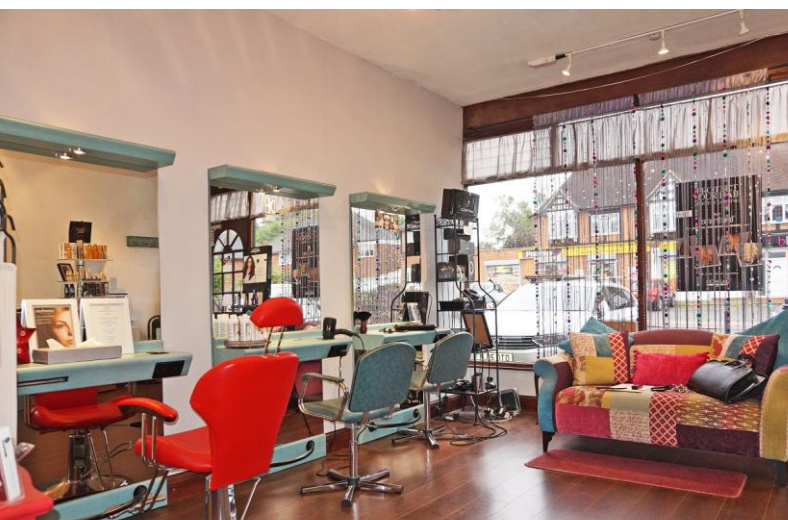
Lewis Road, Sidcup
£12,000 PA

Harpers & Co

NEW INSTRUCTION LARGE SHOP 600 SQ FT TO LET £12,000 PA, AMPLE OFF STREET PARKING. VIEW TODAY

Harpers & Co is delighted to offer this large ground floor lockup in the sought after Lewis Road. This shop has been trading successfully for a number of years as a hairdressers and is large, open plan and offers good workable space. To the rear there is a fully equipped kitchen, store room and WC.

Access to the garden is provided by way of sliding doors. The use is currently A1 but should easily get A2 office use or other subject to planning to planning. STPP. Harpers & Co recommend early viewings on this unit as it really will appeal to people who need good space with ample parking and in close proximity to rail and motorway links.



Lewis Road, Sidcup

SHOP & LARGE 3 BED SPLIT LEVEL MAISONETTE FOR SALE FREEHOLD | SOUGHT AFTER LOCATION | CHARACTER BUILDING | LARGE FRONT DRIVE & REAR GARDEN | HUGE 3 BED FLAT | FULL GAS CENTRAL HEATING | £1,550PCM INCOME FROM FLAT | DOUBLE GLAZING THROUGHOUT | EARLY VIEWINGS ADVISED | OWNER OCCUPIER

LOCATION

This excellent mixed use commercial and residential unit is located in the sought after Lewis Road in Sidcup. Lewis Road is adjacent to the busy Bexley Lane, a busy arterial road through Sidcup and Blackfen and is in close proximity to Waring Park. Lewis Road comprises of mainly residential area with a small parade on either side of Lewis Road. This unit also provides excellent links to the A2, M25, Central London and is popular among the local community.

DESCRIPTION

This unit comprises of a ground floor commercial unit of approximately (600 sq ft) which is predominantly open plan and well decorated throughout and has traded for some time as an upmarket hairdressers. The front of the unit comprises a large paved driveway which can easily accommodate 4+ cars. The front of the shop is open plan along the lines of a most hairdressers but with above average decor and is then open plan leading to a wash and styling area and then onto a kitchen prep room, WC and store room.

TERMS

TO LET £12000 PER ANNUM. This property is offered TO LET comprising shop 600 SQ FT WITH ample off street parking. The shop is currently A1 retail but we consider a change of use to A2 office will be forthcoming though subject to change of use.

LEGAL COSTS

Each party is to pay their own legal costs in this transaction.

VAT

This property is not elected for VAT and so no VAT is payable.

RATES

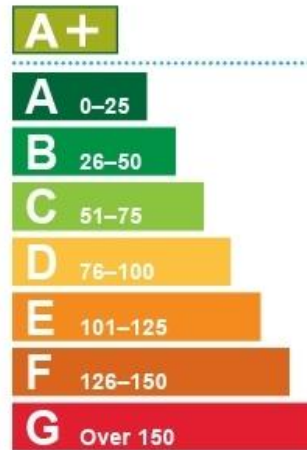
As of September 2016, the commercial property has a rateable value of £4850 which we are informed means this property maybe zero rated and so no rates payable. Applicants are encouraged to make their own inquiries with the valuation office to satisfy their own inquiries.

HARPERS & CO SPECIAL REMARKS

This large freehold for sale is a credit to its current owners who have maintained it to a very high standard. Upon purchase the commercial element will be offered vacant possession and should produce in excess of £10,000 per annum. The huge flat above with ground floor large kitchen and even bigger lounge is unique and it has been some time since we have seen such a large flat. We consider this to be an excellent opportunity for an investment property and would be a great investment addition to anyone's portfolio.

Energy Performance Asset Rating

More energy efficient



Net zero CO₂ emissions

◀ **126** This is how energy efficient the building is.

Less energy efficient



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