



# Sherwood Park Avenue, Sidcup

Offers in the Region of £420,000

## Harpers & Co

We are delighted to offer this rare to market large freehold for sale on the sought after Sherwood Park Avenue, Sidcup. This large shop is in need of modernisation as it has traded as a boating and marine shop for several decades and is now being sold due to retirement. The shop has a gross internal area GIA of 660 sq ft 64 sq m. To the rear there is a wrought iron staircase which takes you to a first floor flat that is currently one bedroom and vacant. The flat could easily be reconfigured into 2 bedrooms possibly producing £900 pcm.

We understand the shop could produce £14,500 per annum. To the rear of this property is a large yard with access form an access road with good vehicular access. The yard is 20m in depth and 5.8 m in width. Area 116 sq m and 1248sq ft. This yard is ripe for redevelopment subject to planning permission. Plans were passed for a similar and large development in an adjoining building and so a precedent has been set for a new building.



# Sherwood Park Avenue, Sidcup DA15 9JN

**LARGE FREEHOLD SHOP, FLAT AND YARD FOR SALE | RARE TO MARKET | LARGE SHOP | 1 BED FLAT COULD BE EXPANDED TO 2 BED | BUSY POPULAR PARADE | LARGE REAR YARD 1224 SQ FT | MASSIVE SCOPE FOR EXTENSION | SPLIT INCOME POSSIBLE | VIEW TODAY THROUGH HARPERS |**

## LOCATION

This split level mixed use Freehold For Sale occupies a central position in a well regarded and very busy parade known as Sherwood Park Avenue in Sidcup on the cusp of Bexleyheath and Blackfen also. Sherwood Park is a popular parade and has excellent footfall and passing trade. The shop has excellent access to the A2, M25 and Bluewater and central London.

## DESCRIPTION

This sought after unit comprises a retail shop that has been in the same ownership for several decades and this is the first time to market. The shop has been used as a boating and accessory retailer and comprises retail area, store room, office and kitchen preparation area.

The shop is 5.5 m in width by 11.06 in width. To the rear of the shop is a large yard with good rear pedestrian and vehicular access with the yard measuring 20 m in depth and 5.8 in width (116sq m & 1248.6 sq ft)

This rear yard is ripe for redevelopment and has massive scope for extension and building a large 1000 sq ft plus) building subject to planning.

The first floor, accessed from the rear, comprises a 1 bedroom flat that could easily be converted into a 2 bed flat. The flat has its own utilities. Viewings at the earliest.

## TERMS

Offered Freehold For Sale for in the region of £420,000. No VAT on sale price.

## VAT

None applicable

## RATES

The shop is zero rated for rates. Applicants are encouraged to make their own enquiries the rough [www.voa.gov.uk](http://www.voa.gov.uk)

## LEGAL COSTS

Each party to pay their own legal costs.

## HARPERS & CO SPECIAL REMARKS

This excellent and sought after property is rare to the market and offers huge scope for redevelopment and or extension. Properties on this parade come up rarely as the parade is popular and has excellent footfall. View today on 01322 524425.

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