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**FREEHOLD UNBROKEN INVESTMENT
SHOP AND FLAT
FOR SALE**

**168/168a HALFWAY STREET
SIDCUP
KENT DA15 8DJ**

LOCATION:

Sidcup is a busy and popular commuter town within the London Borough of Bexley, located about 11 miles to the south east of central London. The town has a busy retail centre including Waitrose Supermarket, commuter station (London Bridge 20 minutes/Charing Cross 30 minutes), Premier Inn and Travelodge.

Halfway Street (B2214) is about a mile and a half from Sidcup town centre and provides a mix of residential and commercial premises with the subject property forming part of a popular parade that totals around 25 shop units, with a mix of independent businesses, but also includes a Co-op foodstore, Costcutter convenience store, Target Pharmacy and Martin McColl newsagents. The road carries a heavy volume of traffic between Sidcup and Eltham and there is free customer parking outside.

DESCRIPTION:

The property comprises a mid-terraced brick-built premises arranged over ground and first floors beneath a pitched tiled roof with a small flat roofed single storey addition to the rear and is arranged as a shop to the ground floor, currently occupied by a well-established aquatic's retailer, and a residential dwelling to the upper floor. The shop offers a well configured open plan unit, with a rear yard/garden which is securely fenced and gated and gives on to a shared rear service road. The residential part is accessed from the rear.

The property is let as below:

TENANCIES:

Shop: let to Abacus Aquatics Ltd with a guarantor, on a 10 year contracted out FR&I lease from 19th March 2020 at £14,000 pa excl, subject to a rent review on 19th March 2025 and tenant breaks on 18th March 2023 and 2026. Abacus have been in occupation and established at the premises for many years.

Flat: Let on an AST to an individual with the current tenancy being from 2018 and held over. We understand the tenant has been in occupation for about ten years. The current rent is £525 per month, having not been adjusted for some years, and considered reversionary.

ACCOMMODATION:

Ground Floor Retail Unit	780 sq ft – 72.46 sq m
First Floor Flat	Living room, Bedroom, Kitchen & Bathroom
Outside	Rear service and flat access

EPC:

Shop C (69) reference: 9885-3019-0318-0790-4301 Exp 05.11.2029

Flat C (70) reference: 2155-8712-4145-0181-2185 Exp 01.12.2031

TERMS/PRICE:

Freehold Sale subject to the lease and tenancy.

Offers in excess of £410,000

VAT:

We understand that the property has not been elected to waive its exemption from VAT, and that VAT will not therefore be payable.

LEGAL COSTS:

Each party to bear their own costs.

VIEWING:

Strictly via sole agents Baxter Philips

Jonathan Webber FRICS

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Subject to contract

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