

Hooper

NAYLOR FRIEND

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SHOP AND FLAT **TO LET ON NEW LEASE**

191 DAYS LANE
SIDCUP, KENT
DA15 8JX

LOCATION

The property is situated in a small parade of shops in Days Lane close to the junction with Fen Grove, in a predominantly residential area located between the A210 Blackfen Road and the B2214 Halfway Street.



DESCRIPTION

The property comprises a two storey mid terraced property comprising a shop at ground floor level with residential accommodation above, a small rear garden and a garage with rear vehicular access from Fen Grove. The shop has previously traded as a hairdressing salon.

ACCOMMODATION

Ground Floor:

Frontage 5.48m (18')
Internal Width 5.33m (17'6)
Shop Depth 8.56m (28'1)
Sales Area 36.6 sq m (394 sq ft)
Kitchen
Ext WC
Single garage

First Floor: 3 rooms, bathroom/WC

Figures relating to accommodation are approximate and rounded down for the purposes of guidance, they should not be relied upon and potential purchasers/occupiers are recommended to have a measured survey undertaken prior to making an offer.

TENURE

Available to let on a new lease for a length to be agreed, on full repairing and insuring terms, with occupation available at the end of the current lease that runs to 28th September 2011.

USE/PLANNING

We understand the property currently falls within class A1 of the Current Town and Country (Use Classes) Order as regards the retail area but prospective purchasers/tenants are advised to make their own enquiries of the local Planning Authority concerning existing and potential changes of use prior to offer.

RENT

An initial rent of £12,500 per annum exclusive is sought.

V.A.T.

All rental and capital figures quoted within these details are exclusive of V.A.T. unless otherwise stated.

SUBJECT TO CONTRACT

Messrs HOOPER NAYLOR FRIEND for themselves and for the vendors or lessors of this property whose agents they are give notice that: 1) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. 2) no person in the employment of Messrs HOOPER NAYLOR FRIEND has any authority to make or give any representative warranty whatever in relation to this property.