

Lot 1

£16,125 Per Annum
Exclusive

242 Blackfen Road, Sidcup, London DA15 8PW Freehold Retail and Residential Investment



Key Details

- Retail let until 2031 (subject to option)
- 5 yearly open market rent reviews
- Includes forecourt area
- Neighbouring occupiers include Costa Coffee, Co-op Food, Coral, Betfred and Tesco Express

Location

Miles: 9 miles south-east of the City of London
Roads: A2, A205 (South Circular Road) M25
Rail: Falconwood Railway Station, Sidcup Railway Station
Air: London City Airports, London Gatwick Airport, London Southend Airport

Situation

The property is situated in the centre of a well established parade of shops on the south side of the busy Blackfen Road (A210) approximately 1.5 miles south-east of Falconwood Railway Station. Neighbouring occupiers include Costa Coffee, Co-op Food, Coral, Betfred and Tesco Express.

Description

The property comprises a ground floor retail unit and a residential flat on the first floor. The property benefits from a rear yard which could be extended into, subject to consents and from a forecourt.

Tenure

Freehold.

VAT

VAT is applicable to this lot.

Six Week Completion

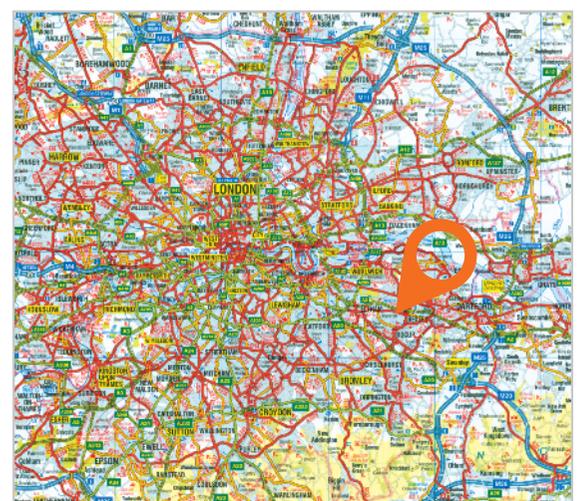
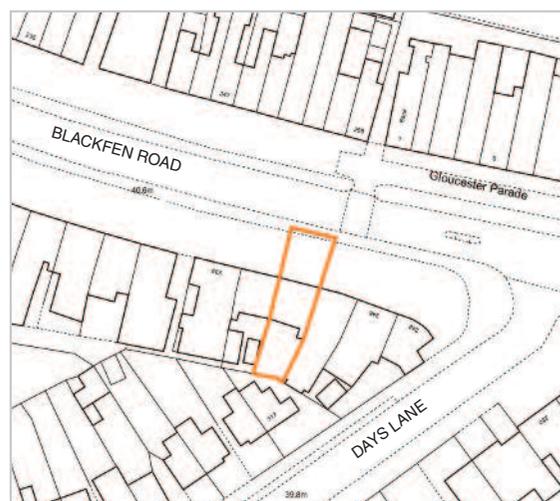
Energy Performance Certificate

See legal pack.

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review/ (Reversion)
Ground	Retail	60.55 sq m (651 sq ft) (3)	BLOW LDN LIMITED t/a Blow London (Hairdressers)	10 years from 29/03/2021 (1)(2)	£16,000	29/03/2026 (28/03/2031)
First	Residential	Flat	INDIVIDUAL	125 years from 01/09/2008	£125	
Total Commercial Floor Area		60.55 sq m (651 sq ft) (3)			£16,125	

- (1) The lease provides for a tenant option to determine the lease on 29/03/2026 on serving 6 months notice.
- (2) The lease is excluded from the security of tenure provisions of the Landlord and Tenant Act 1954.
- (3) The above floor areas have been published by the Valuation Office Agency at <https://www.tax.service.gov.uk/business-rates-find/valuations/18245390000>



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