



77 Station Road, Sidcup, Kent DA15 7DN  
Unbroken mixed-use freehold building for sale

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- Freehold commercial unit with upper parts
- Vacant E class unit approx. 1,000 sqft
- 3 bedroom flat let on AST
- 2 private car parking spaces
- Potential to extend to the rear (STPP)
- 0.1 miles from Sidcup Railway Station
- Ideal for owner occupiers and investors
- Guide price- £575,000 F/H

#### DESCRIPTION

Attractive period mixed-use building for sale. The subject property will be sold with a vacant 1,000sqft E class unit currently laid out as office space, with a 3 bedroom flat in the uppers let on a room by room basis and producing £1,300pcm.

The commercial units is well-presented, and could be occupied immediately for office use. The new E Class planning use opens up a variety of alternative options for the property without the need for planning permission including retail, coffee shops and all manner of professional services. The flat appears underlet, and whilst a rear yard currently provides two parking spaces, speculators may see an angle for extension of the building and sub-division into 2 or 3 apartments.

#### SERVICES

We understand the property is connected to all mains services, however, interested parties are advised to make their own enquiries in this regard.



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## LOCATION

The subject property is well-located within walking distance from Sidcup Station (c.0.1 miles), which provides a frequent and direct service into London Bridge (c.17mins) & London Charing Cross c.(27mins). Station Road leads directly to Sidcup High Street, home to a number of local and national operators including, Tesco, Costa, Morrisons to name a few. It is worth noting there are a number of major institutions / operators located within close proximity to the subject property. Christopher House (0.1 miles away), houses a 106 room Premier Inn Hotel & 168 student letting rooms, and the Rose Bruford College building (0.2 miles away) was recently sold, and is pending planning consent for a mixed-use development. Additionally at 124 Station Road (0.2 miles away) planning has been granted for a 9 storey building comprising 59 residential units and a new supermarket. Clearly Sidcup is an area which is well-connected and currently undergoing much investment.

## TERMS

Offers in the region of £575,000 are invited for freehold interest in the subject property, subject to the existing residential ASTs.

## VAT

We understand that VAT is not applicable in this transaction.

## FURTHER INFORMATION

Copies of floorplans and photographs are available upon request.

## EPC

Copies of EPC's are available upon request.

## VIEWINGS

Internal viewings are strictly by prior appointment with Acorn's Commercial and Development Division on 020 8315 5454 or [commercial@acorgroup.co.uk](mailto:commercial@acorgroup.co.uk).



**For more information contact:**  
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