

# JOHN PAYNE COMMERCIAL

SALES | LETTINGS | LAND | INVESTMENTS

**POTENTIAL DEVELOPMENT SITE**  
**OFF STATION ROAD SIDCUP**  
**VEHICLE STORAGE YARD + BUILDING**  
**TOTAL AREA APPROXIMATELY 0.115 ACRES**  
**WATER AND POWER ON SITE**  
**FIRST TIME ON MARKET SINCE 1898**



**30-32 ALMA ROAD, SIDCUP, DA14 4EE**

**GUIDE £1,200,000 FREEHOLD**

Commercial Property Agents & Surveyors

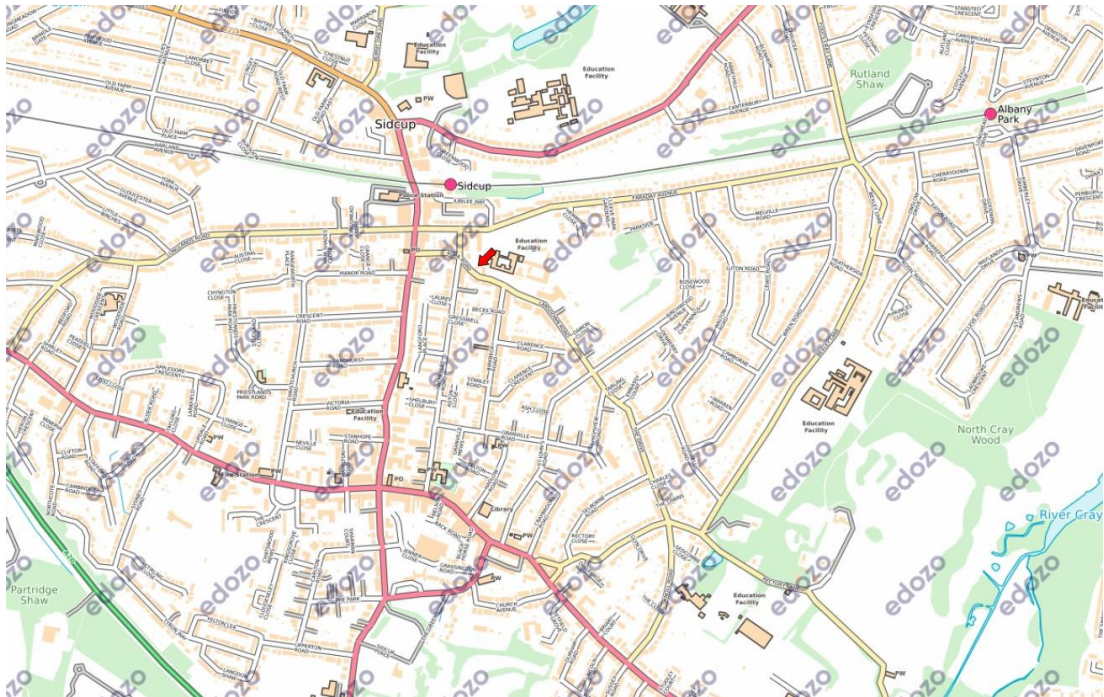
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These particulars are believed to be correct, but their accuracy is not guaranteed and they do not constitute an offer or form part of any contract. John Payne Commercial and its employees have no authority to make any representation or give any warranty in relation to this property.

<b>Location:</b>	Off Station Rd literally a few minutes walk of Sidcup Railway station in a predominantly residential area opposite Birkbeck Primary School
<b>Description:</b>	An open level yard used for the storage of motor vehicles and has a single storey workshop . The frontage is 9.7m and the total depth 44m widening at the rear. We are advised that water and power are connected to the site. The land is set between two rows of late Victorian 2 storey houses.
<b>Business Rates:</b>	Interested parties are advised to make their own enquiries to the local Authority, being the London Borough of Bexley.
<b>Terms:</b>	The site is available on an unconditional or subject to planning basis.
<b>VAT:</b>	N/A
<b>Legal Fees:</b>	Each party to bear their own legal costs.
<b>Viewing:</b>	Strictly via appointment through sole agents JOHN PAYNE COMMERCIAL 020 8852 6125

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