

# TO LET



## 5 & 6 BLACKFEN PARADE

SIDCUP,  
KENT,  
DA15 9LU

Two adjacent, lock-up, mid-terrace ground floor retail units with residential maisonettes above, totalling 1,500 sq ft (140 sq m).



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High value, low cost, flexible business  
space to let throughout the UK



# BLACKFEN PARADE

Sidcup, Kent. DA15 9LU

## Facilities & Amenities

- Two purpose-built ground floor retail units
- Prime shopping parade in Sidcup
- Shop frontage with uPVC double-glazing
- Plaster & painted walls
- Solid concrete flooring
- Suspended ceilings with spotlights
- Self-contained maisonettes above

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## Description

5&6 Blackfen Parade are two adjacent, mid-terrace retail units, with residential maisonettes above, in the South London borough of Bexley.

The retail units extend to 1,500 sq ft (140 sq m) with full shop frontage. Access to the self-contained flats is at the rear, via the flat roof.

Both shops are of a concrete frame construction at ground level, with brick elevations to the first floor. Double-glazed windows along the front have a UPVC frame.

The identical interiors are well maintained and have solid concrete floors with laminate and carpeting. Ceilings are suspended, whilst walls are plastered and painted.



## Location

Numbers 5 & 6 are situated on the eastern fringes of Blackfen Parade which is the area's main retail pitch on Blackfen Road. The parade extends 300m to its junctions with Maple Crescent in the East, and Sycamore Avenue to the West. A nearby Co-op draws strong footfall to the surrounding businesses.

Blackfen comprises a largely residential area in South-East London. Just 15 Miles from the Capital's centre and 7 miles from Bromley. The area is near the A2, providing good transport links to central London, the M25 and the M2. Sidcup and Falconwood stations are also nearby, with regular trains to London and the South



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