

# WEST WICKHAM

105A STATION ROAD

BR4 0PX

# LINAYS

COMMERCIAL

26A STATION SQUARE  
PETTS WOOD, ORPINGTON,  
KENT. BR5 1NA  
Fax: 01689 831416

**01689 875 511**

**TO LET – DETACHED SINGLE STOREY PREMISES  
PROMINENT POSITION - 1,458 SQ.FT (135 SQ.M) GROSS**

## Location

West Wickham is an affluent suburb located in the London Borough of Bromley situated some 12 miles south-east of Central London and 5 miles east of Croydon.

The unit is located at the southern end of Station Road (A214) and access is via the public car park off of Croft Avenue.

West Wickham Station is located approx. 0.3 miles north, offering regular services to Central London. Surrounding occupiers include Sainsburys, West Wickham Library, Boots Opticians and a number of independent retailers.



## Accommodation

(with approximate dimensions and floor areas)

**Total Floor Area Approx. 1,458 sq.ft. 135 sq.m**

Floor plans are available on request.

## Description

The property comprises a detached single storey building set out over ground floor level beneath a flat roof. The premises are currently arranged to provide entrance reception/waiting area, 6 treatment rooms, managers office, staff room and WC facilities. The property is fitted out to a high standard throughout and considered suitable for a wide range of occupiers including medical, leisure, education or business space (stpp).

## Terms

The premises are available to let on the basis of a new effectively full repairing and insuring lease for a term of years to be agreed at a commencing rent of **£26,000 (Twenty-Six Thousand Pounds)** per annum exclusive.

THE PROPERTY MISDESCRIPTIONS ACT 1991

The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order of fit for the purpose. Prospective Purchasers/Lessees are advised to obtain verification from their Solicitor or Surveyor. References to the tenure of this property are based on information supplied by our Clients. The Agent has not had sight of the Title Documents and prospective Purchasers/Lessees are advised to obtain verification from their Solicitor.

These Particulars do not form, nor form any part of, an offer or contract. Neither Linays Commercial nor any of their employees has any authority to make or give further representations or warranties to the property

## Rating Assessment

We understand from the Valuation Office Agency (VOA) website that the rates payable on the premises are £8164.08 (2018/19 assessment). Interested parties are **strongly** advised to check the actual rates liability with the local authority directly.

## Legal Costs

Each party to bear their own legal and professional fees incurred in respect of this transaction.

## VAT

We have been advised by our clients that VAT will **NOT** be payable upon the rental amount.

## Planning

The property has most recently been occupied as a Health & Beauty Salon. Planning permission for this use was granted under reference 00/03795/FULL1. Interested parties are advised to make their own enquiries to The London Borough of Bromley.

## Commercial Energy Performance Certificate

### Energy Performance Certificate Non-Domestic Building



105a Station Road  
WEST WICKHAM  
BR4 0PX

Certificate Reference Number:  
0220-2930-0331-3670-3024

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information in the guidance document *Energy Performance Certificates for the construction, sale and let of non-dwellings* available on the Government's website at [www.gov.uk/government/collections/energy-performance-certificates](http://www.gov.uk/government/collections/energy-performance-certificates).

#### Energy Performance Asset Rating

More energy efficient



Net zero CO<sub>2</sub> emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

119 This is how energy efficient the building is.

#### Technical Information

Main heating fuel: Natural Gas  
Building environment: Heating and Natural Ventilation  
Total useful floor area (m<sup>2</sup>): 146  
Assessment Level: 3  
Building emission rate (kgCO<sub>2</sub>/m<sup>2</sup> per year): 188.27  
Primary energy use (kWh/m<sup>2</sup> per year): 1108.72

#### Benchmarks

Buildings similar to this one could have ratings as follows:  
33 If newly built  
97 If typical of the existing stock

## Viewings

Available by prior appointment via Linays Commercial Limited.



**Contact:**  
Mandeep Cheema

**Email:**  
mc@linays.co.uk

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