WEST WICKHAM

105A STATION ROAD

BR4 OPX



26A STATION SQUARE
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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 southeast 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.



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).



Accommodation

(with approximate dimensions and floor areas)

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

Floor plans are available on request.

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 £35,000 (Thirty-Five Thousand Pounds) per annum exclusive.

THE PROPERTY MISDESCRIPTIONS ACT 199:

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

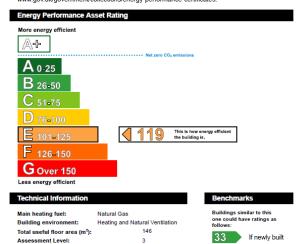
The property has most recently been occupied as a Health & Beauty Salon. Planning permission for this use was granted under reference 00/03795/FULL1.

Interested parties are advised to make their own enquiries to The London Borough of Bromley.

Commercial Energy Performance Certificate



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 buildings cone 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.



Viewings

Building emission rate (kgCO₂/m² per year): 188.27

Primary energy use (kWh/m² per year):

Available by prior appointment via Linays Commercial Limited.

If typical of the existing stock



Contact: Email:

Mandeep Cheema mc@linays.co.uk

THE PROPERTY MISDESCRIPTIONS ACT 1991

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