# WEST WICKHAM

# **25 HIGH STREET**

### BR4 OLP



#### TO LET – PRIME A1 RETAIL UNIT PROMINENT HIGH STREET POSITION - 1,255 SQ.FT (116 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 eastern end of High Street (A232) within close proximity to the junction with Station Road (A214).

West Wickham Station is located approx. 0.3 miles north, offering regular services to Central London.

Surrounding occupiers include Bath Store, Domino's, Natwest, Costa Coffee and a number of independent retailers.

# Description

The property comprises a mid-terrace retail unit set out over ground floor level and rear yard areas. The premises are currently arranged to provide open plan front sales area, ancillary storage, garage and WC facilities. Allocated parking/loading facilities are available to the rear accessed off of The Grove. The premises are considered suitable for a wide range of occupiers.



#### Accommodation

(with approximate dimensions and floor areas)		
Internal Width:	18'1'	5.5m
Sales Depth:	<u>56'</u>	<u>17m</u>
Sales Area Approx.	1,008 sq.ft.	93sq.m
Storage:	111 sq.ft.	10sq.m
Garage:	136sq.ft	12sq.m
Yard/Parking		

#### 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 **£27,000 (Twenty Seven 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 £12,694.75 (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 DIY store falling under Class A1 (Retail) of the Town & Country Planning Use Classes Order 1987. Interested parties are advised to make their own enquiries to The London Borough of Bromley. Viewings

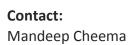
Available by prior appointment via Linays Commercial Limited.

Other

Unconditioned

122

66.96



Email: mc@linays.co.uk

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

01689 875 511

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#### **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 building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

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HMGovernment

Certificate Reference Number:

This is how energy effici the building is.

Benchmarks

ldings similar to this one Id have ratings as follows

If newly built

If typical of the existing stock

0840-0539-8159-9199-3006

Energy Performance Certificate

Energy Performance Asset Rating

More energy efficient

A 0-25 B 26-50

C 51-75

D 76-100

126-150

G over 150 Less energy efficient Technical information

Main heating fuel:

Building environment:

Total useful floor area (m<sup>2</sup>):

Building complexity (NOS level):

Building emission rate (kgCO<sub>2</sub>/m<sup>2</sup>):

Non-Domestic Building

Nottles Decor

25 High Street

WEST WICKHAM