

WEST WICKHAM

25 HIGH STREET

BR4 0LP

LINAYS COMMERCIAL

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

01689 875 511

**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 south-east 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:	56'	17m
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.

Commercial Energy Performance Certificate

Energy Performance Certificate Non-Domestic Building



Nottles Decor
25 High Street
WEST WICKHAM
BR4 0LP

Certificate Reference Number:
0840-0539-8159-9199-3006

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.

Energy Performance Asset Rating

More energy efficient



A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

Net zero CO₂ emissions

← **61**

This is how energy efficient the building is.

Technical information

Main heating fuel: Other
Building environment: Unconditioned
Total useful floor area (m²): 122
Building complexity (NOS level): 3
Building emission rate (kgCO₂/m²): 66.96

Benchmarks

Buildings similar to this one could have ratings as follows:
51 → If newly built
62 → If typical of the existing stock

Viewings

Available by prior appointment via Linays Commercial Limited.



Contact:
Mandeep Cheema

Email:
mc@linays.co.uk

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