

WEST WICKHAM

122 HIGH STREET
BR4 0LZ

LINAYS COMMERCIAL

26A STATION SQUARE
PETTS WOOD, ORPINGTON,
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TO LET – HIGH STREET POSITION - 476 SQ.FT (44 SQ.M)

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 western end of High Street (A232) directly opposite Sainsburys and adjacent to the junction with Surrey Road.

Surrounding occupiers include Kwik-Fit, Subway, The Wheatsheaf Public House 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 front sales area, kitchen and WC. Allocated parking (1 space) is available to the rear accessed off of Surrey Road.

The premises are considered suitable for a wide range of occupiers.

Accommodation

(with approximate dimensions and gross floor areas)

Internal Width:	15'3"	4.6m
Sales Depth:	36'	11m
Sales Area Approx.	476 sq.ft.	44 sq.m

Kitchen
WC
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 **£15,000 (Fifteen 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

Ref: MC/4860

Rating Assessment

We understand from the Valuation Office Agency (VOA) website that the rates payable on the premises are £6,763.50 (2019/20 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.

Commercial Energy Performance Certificate

Energy Performance Certificate Non-Domestic Building



122, High Street
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Certificate Reference Number:
0990-2054-0301-7760-6040

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

← **62** This is how energy efficient the building is.

Technical information

Main heating fuel: Grid Supplied Electricity
Building environment: Heating and Natural Ventilation
Total useful floor area (m²): 49
Building complexity (NOS level): 3

Benchmarks

Buildings similar to this one could have ratings as follows:
39 If newly built
49 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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