

WEST WICKHAM

79/79a Station Road

BR4 0PX

LINAYS

COMMERCIAL

26A STATION SQUARE
PETTS WOOD, ORPINGTON,
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FREEHOLD RETAIL INVESTMENT AND DEVELOPMENT OPPORTUNITY FOR SALE

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 Station Road (A214) within close proximity to its junction with West Wickham High Street and Glebe Way (A232). A rear car park with a pedestrian walkway provides access to the parade.

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

Surrounding occupiers include Sainsburys, Boots Opticians, Boots Pharmacy/Beauty and a number of independent retailers.



Description

The premises comprise a mid-terrace property arranged over ground with two upper floors. The ground floor comprises a retail unit which is currently let to a private individual trading as a barbershop. A self-contained residential maisonette is arranged over first and second floors (sold upon a long lease).

The sale is to include the rear B1 Office building which benefits from planning consent for conversion to a one-bedroom dwelling.

Accommodation

(with approximate dimensions and floor areas)

Ground Floor Shop

Internal Width	14'07"	(4.44m)
Sales Depth	17'00"	(5.18m)
Rear Salon (Partitioned)	156 ft ²	(14.49 m ²)
Rear Kitchen	71 ft ²	(6.55 m ²)
WC	-	-
Total Floor Area Approx.	555 sq.ft	(51.60 m²)

First & Second Floors (81 (not inspected)) – We understand comprises a maisonette incorporating lounge, kitchen, two bedrooms (one with en suite) and bathroom.


Rear Building (79a)

Ground Floor	495.14 ft ²	(46 m ²)
First Floor	-	-
Two Allocated Parking spaces	-	-

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

Tenure	Commercial Energy Performance Certificate		
<p>Ground Floor Shop Let upon a full repairing and insuring lease to a private individual for a term of 10 years from 1st October 2017 at a current rental of £15,200 per annum exclusive. The lease is granted within the security provisions of the Landlord and Tenant Act 1954 (as amended).</p> <p>Rear Building (79a Station Road) Vacant – planning consent for conversion to one-bedroom dwelling.</p> <p>Masionette (81 Station Road) Sold upon a long lease. Awaiting full details.</p>	<p style="text-align: center;">Assessment Awaited</p>		
Price		<th data-bbox="667 1083 1531 1182">Legal Costs</th>	Legal Costs
<p>£430,000 (Four Hundred and Thirty Thousand Pounds) for the benefit of our client's freehold interest subject to the existing leases granted.</p>		<p>Each party to pay own legal fees in respect of this transaction.</p>	
Planning	<th data-bbox="667 1339 1531 1430">Viewings</th>	Viewings	
<p>Prior Approval has been granted for conversion of the rear B1 (Office) building to form a one-bedroom dwelling including two allocated car parking spaces. Full details can be obtained via the London Borough of Bromley Planning Portal (Application Number: DC/18/02465/RESPA).</p>	<p>Available by prior appointment via Linays Commercial Limited.</p> <div data-bbox="938 1528 1230 1738" style="text-align: center;">  <p>26A STATION SQUARE PETTS WOOD, ORPINGTON, KENT. BR5 1NA Fax: 01689 831416</p> <p>01689 875 511</p> </div> <p>Contact: Toby Allitt Mandeep Cheema</p> <p>Email: ta@linays.co.uk mc@linays.co.uk</p>		
VAT			
<p>We are advised by our clients that VAT will not be payable upon the sale price under current legislation.</p>			

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