

WEST WICKHAM

79/79a Station Road

BR4 0PX

LINAYS

COMMERCIAL

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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

Ref: TA/4952

Tenure

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).

Rear Building (79a Station Road)

Vacant – planning consent for conversion to one-bedroom dwelling.

Masionette (81 Station Road)

Sold upon a long lease. Awaiting full details.

Price

£430,000 (Four Hundred and Thirty Thousand Pounds) for the benefit of our client's freehold interest subject to the existing leases granted.

Planning

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).

VAT

We are advised by our clients that VAT will not be payable upon the sale price under current legislation.

Commercial Energy Performance Certificate

Energy Performance Certificate

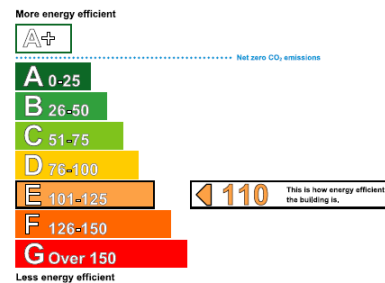
Non-Domestic Building
79 Station Road
WEST WICKHAM
BR4 9PX

HM Government

Certificate Reference Number:
0930-1925-0361-3120-5060

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 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.

Energy Performance Asset Rating



Technical Information

Main heating fuel: Natural Gas
Building environment: Air Conditioning
Total useful floor area (m²): 54
Assessment Level: 3
Building emission rate (kgCO₂/m² per year): 165.2
Primary energy use (kWh/m² per year): 975.09

Benchmarks

Buildings similar to this one could have ratings as follows:

29	If newly built
84	If typical of the existing stock

Legal Costs

Each party to pay own legal fees in respect of this transaction.

Viewings

Available by **prior appointment** via Linays Commercial Limited.



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