

# WEST WICKHAM

106 HIGH STREET

BR4 0ND

# LINAYS

COMMERCIAL

26A STATION SQUARE  
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**TO LET – HIGH STREET RETAIL UNIT - 533 SQ.FT (49.56 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) in a prominent position close to the Sainsburys and Marks and Spencer supermarkets.

Surrounding occupiers include Lloyds Pharmacy, Savers, Subway and a mix of independent retailers and restaurants.



## Accommodation

## Description

The property comprises an end-of-terrace retail unit set out over ground floor level. The premises are currently arranged to provide an open plan sales area, rear staff room/ancillary storage, kitchen and WC.

The premises benefit from good levels of passing traffic and are considered suitable for a wide range of occupiers.

(with approximate dimensions and gross floor areas)

Internal Width:	16'7"	(5.03m)
Sales Depth:	32'3"	(9.83m)
<b>Sales Area Approx.</b>	<b>533 sq.ft.</b>	<b>49.56 sq.m</b>
Kitchen Area	69 sq.ft.	(6.44 sq m)
Ancillary Storage	79 sq.ft.	(7.31 sq m)
WC	-	-

## 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 **£21,000 (Twenty One 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/4988

## Rating Assessment

We understand from the Valuation Office Agency (VOA) website that the rates payable on the premises are £8,892.75 (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

HM Government

106 High Street  
WEST WICKHAM  
BR4 0ND

Certificate Reference Number:  
9781-3059-0100-0900-2191

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](http://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

96 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 (m<sup>2</sup>): 66  
Building complexity (NOS level): 3

### Benchmarks

Buildings similar to this one could have ratings as follows:  
40 If newly built  
52 If typical of the existing stock

## Viewings

Available by prior appointment via Linays Commercial Limited.



Contact:  
Adrian Tutchings  
Mandeep Cheema

Email:  
[commercialproperty@linays.co.uk](mailto:commercialproperty@linays.co.uk)  
[mc@linays.co.uk](mailto:mc@linays.co.uk)

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