

WEST WICKHAM

106 HIGH STREET
BR4 0ND

LINAYS COMMERCIAL

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

01689 875 511

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

(with approximate dimensions and gross floor areas)

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

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.

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 **£20,000 (Twenty 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.

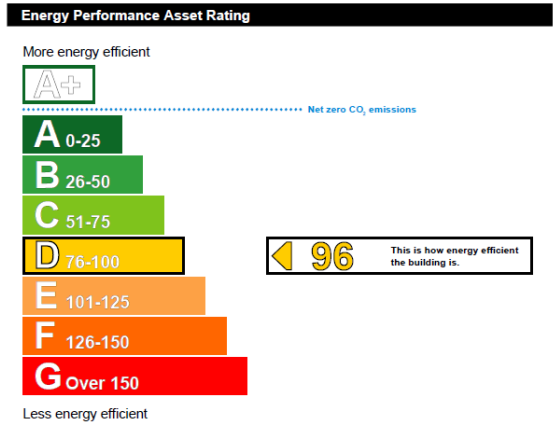
Commercial Energy Performance Certificate

Energy Performance Certificate 
Non-Domestic Building

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.



Technical information		Benchmarks
Main heating fuel:	Grid Supplied Electricity	Buildings similar to this one could have ratings as follows:
Building environment:	Heating and Natural Ventilation	40 If newly built
Total useful floor area (m ²):	66	52 If typical of the existing stock
Building complexity (NOS level):	3	

Viewings

Available by prior appointment via Linays Commercial Limited.



Contact:
Toby Allitt

Email:
ta@linays.co.uk

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