

WEST WICKHAM

107 HIGH STREET

BR4 0LT

LINAYS

COMMERCIAL

26A STATION SQUARE
PETTS WOOD, ORPINGTON,
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TO LET – HIGH STREET RETAIL UNIT – 746 SQ FT (69.30 SQ M)

Location

West Wickham is an affluent suburb located within the London Borough of Bromley, situated some 12 miles south-east of central London and 5 miles east of Croydon.

The subject premises are located at the western end of the High Street (A232) in a prominent position, close to Sainsburys Supermarket and the Marks and Spencer Foodhall.

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

To the rear of the property is one of the main town-centre car parks, the exit from which is immediately adjacent to the subject property



Accommodation

(with approximate dimensions and floor areas – Net Internal Area)

Front Sales Area:	624 sq ft	(58.01 sq m)
Rear Staff Areas:	122 sq ft	(11.33 sq m)
WC:	-	-
Total Internal Floor Area:	746 sq ft	(69.24 sq m)
Rear Storage Container		

Description

The property comprises an end of terrace retail unit set out at ground floor level, providing an open plan sales area with glazed shop frontage, ancillary staff area and cloakroom/WC.

There is private yard area to the rear, which provides car parking.

Terms

The premises are available to let on the basis of a new full repairing and insuring lease for a term of years to be agreed at a commencing rent of **£24,000 (Twenty-Four Thousand Pounds) per annum exclusive**.

Details Prepared 25/06/2020

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/5112

Rating Assessment

We understand from the Valuation Office Agency (VOA) website that the rates payable upon the premises are £10,332 (2020/21 assessment).

Interested parties are **strongly** advised to check the actual rates liability with the local authority directly.

Legal Costs

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

VAT

We have been advised by our clients that VAT **will not** be payable upon the rent under current legislation.

Commercial Energy Performance Certificate

Energy Performance Certificate

Non-Domestic Building



107 High Street
WEST WICKHAM
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Certificate Reference Number:
9879-3042-0809-0200-6221

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

← 88 This is how energy efficient the building is.

Technical information

Main heating fuel: Grid Supplied Electricity
Building environment: Air Conditioning
Total useful floor area (m²): 74
Building complexity (NOS level): 3

Benchmarks

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

Viewings

Available by prior appointment via Linays Commercial Limited.



Contact:

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ta@linays.co.uk

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