

# WEST WICKHAM

75 STATION ROAD

BR4 0PX

# LINAYS

COMMERCIAL

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**TO LET – PROMINENT END OF TERRACE RETAIL UNIT WITH RETURN FRONTAGE**

## Location

West Wickham is an affluent suburb located in the London Borough of Bromley, some 12 miles south-east of Central London.

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). There is a public carpark to the rear of the property.

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

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



## Description

The property comprises an end-of-terrace retail unit set out at ground floor level. Such occupies a prominent corner position benefitting from good visibility. The premises are considered suitable for a wide range of occupiers.

**The premises are currently being extended to provide an open plan sales area, kitchenette, WC facilities and external bin store. Works are due for completion in February 2021.**

## Accommodation

(Proposed approximate dimensions and gross floor areas)

Open Plan Sales Area	-	-
Kitchenette	-	-
WC	-	-
<b>Total Internal Area:</b>	<b>798 sq ft</b>	<b>(74.2 sq m)</b>

## 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 **£19,500 (Nineteen Thousand Five Hundred Pounds)** per annum exclusive.

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

## Rating Assessment

We understand from the Valuation Office Agency (VOA) website that the rates payable on the premises are TBC (2020/21 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.

## Notes

The premises are currently being extended. Building works are due for completion by February 2021.

We are advised that the premises currently fall within an A1 (Retail) use class/use class E.

## Commercial Energy Performance Certificate

### Energy performance certificate (EPC)

75 Station Road WEST WICKHAM BR4 0PX		Energy rating <b>D</b>
Valid until 17 September 2030	Certificate number 0360-0230-3272-5501-5002	

#### Property type

A1/A2 Retail and Financial/Professional services

#### Total floor area

73 square metres

#### Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

If a property has an energy rating of F or G, the landlord cannot grant a tenancy to new or existing tenants, unless an exemption has been registered.

From 1 April 2023, landlords will not be allowed to continue letting a non-domestic property on an existing lease if that property has an energy rating of F or G.

## Viewings

Available by prior appointment via Linays Commercial Limited.



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