

WEST WICKHAM

1st & 2nd FLOORS, 38-40 HIGH STREET

BR4 0NJ

LINEAYS

COMMERCIAL

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

01689 875 511

**TO LET – 1ST & 2ND FLOOR OFFICES/CLASS E USE PREMISES
TOWN CENTRE LOCATION – FLOOR AREA 1541 SQ.FT (142 SQ.M)**

Location

West Wickham is an affluent suburb located within the London Borough of Bromley and lies to the South West of Bromley and East of Croydon. The town is popular with commuters and West Wickham Railway Station is located approx. 0.5m away providing rail connections to London Cannon Street, Charing Cross and southbound to Hayes. The property is situated in a prime and central High Street position between the junctions with Kent Road to the West and Station Road (A214) to the East. Occupiers close by include NatWest, Costa, WHSmith and Clarks Shoes.

Description

The premises comprise 1st and 2nd floor accommodation accessed via an entrance from the pavement edge. Internally the 1st floor is arranged to offer a mixture of open plan and cellular space which can be adapted to meet the requirements of an occupier. The 2nd floor provides two further offices, kitchen and roof terrace. Features include gas central heating, ladies & gents WC's and carpeting throughout. We believe the premises would be suitable for a wide variety of business within Class E use.



Accommodation

(with approximate dimensions and gross floor areas)

First Floor:	835sq.ft	77sq.m
Second Floor:	<u>706sq.ft</u>	<u>65sq.m</u>
Total Floor Area (Gross):	1541sq.ft	142sq.m

The ground floor can also be included, to provide an additional 779 sq.ft (total including 1st and 2nd floor 2,381 sq.ft) of accommodation. Rent upon application.

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 Lineays Commercial nor any of their employees has any authority to make or give further representations or warranties to the property

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 **£25,000 (Twenty Five Thousand Pounds)** per annum exclusive, payable quarterly in advance.

Rating Assessment

We understand from the Valuation Office Agency (VOA) website that the rates payable on the ground floor are £3,551.18 (2020/21 assessment). Interested parties are **strongly** advised to check the actual rates liability with the local authority directly.

Planning

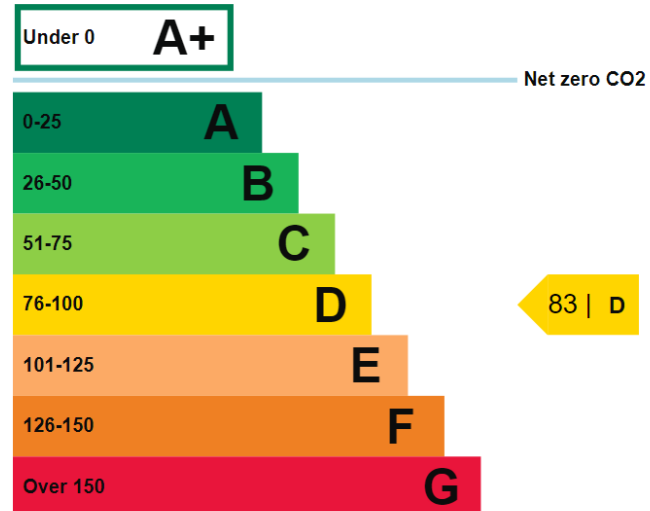
We understand the property falls under Class E of the Town & Country Planning Use Classes Order as of 1st September 2020 which allows for the premises to be occupied for the purposes of business space, financial/professional services, or light assembly work, clinic, health centre, creche, day nursery, day centre, gymnasium/indoor recreation. Consent may be required for any alterations (eg ventilation & extraction).

Viewing

Available via Linays Commercial Limited.
Contact: Mandeep Cheema
Email: mc@linays.co.uk

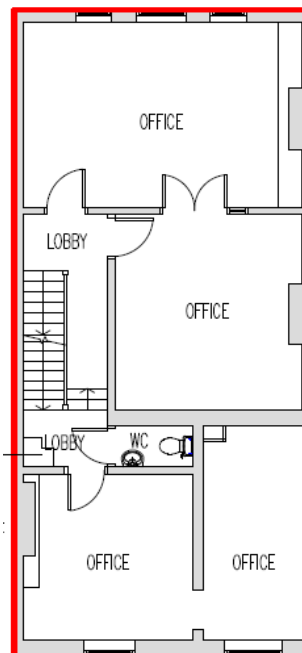
Commercial Energy Performance Certificate

This property's current energy rating is D.



Floor Plan

1st Floor:



2nd Floor:

