

WEST WICKHAM

11-13 RAVENSWOOD CRESCENT

BR4 0JH

LINAYS

COMMERCIAL

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TO LET – DOUBLE FRONTED RETAIL / CLASS E USE PREMISES



Location/Description

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. 0.3m away providing rail connections to London Cannon Street, Charing Cross and southbound to Hayes.

The property is situated in a prominent main road position close to the junction with Station Road, Beckenham Road and Red Lodge Road. Parking is available within a public car park approx. 80m away. The premises comprise a mid terrace double fronted ground floor unit with front forecourt areas. Internally the current layout provides a large open plan sales area with steps to the rear leading to kitchen and WC's. Features include glazed frontage, fitted kitchen, gas central heating, 3.2m floor to ceiling height and part tiled/part carpet floor coverings. To the rear of the property is a service road for loading/unloading as well as access to detached garages available separately by negotiation.

Accommodation

(with approximate dimensions and floor areas)

Gross Frontage:	28'5"	8.7m
Sales Depth:	<u>66'6"</u>	<u>20.3m</u>
Sales Area:	1,905.ft	176sq.m
Built Depth:	86'9"	26.5m
Total Floor Area:	2,241 sq.ft	208 sq.m
Kitchen & WC		

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: 5172

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 **£42,000 (Forty-Two Thousand Pounds)** per annum exclusive.

Ratable Value

We understand from the Valuation Office Agency (VOA) website that the rates payable on the ground floor are £13,982.00 (2021/2022 assessment). Interested parties are **strongly** advised to check the actual rates liability with the local authority. There is currently a rates holiday for qualifying retail uses until June 2021. Interested parties should carry out their own investigations.

Planning

The property is currently occupied by a recruitment agency falling under Class E of the Town & Country Planning Use Classes Order 1987 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). Interested parties are advised to make their own enquiries to The London Borough of Bromley.

Commercial Energy Performance Certificate

Internal Photo



Viewings

Available by prior appointment via Linays Commercial Limited.

Contact:
Mandeep Cheema

Email:
mc@linays.co.uk

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