

WEST WICKHAM

20 STATION ROAD

BR4 0PR

LINAYS

COMMERCIAL

26A STATION SQUARE
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TO LET – RETAIL UNIT WITH SUBSTANTIAL REAR WAREHOUSE/WORKSHOP

Location

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

The subject property occupies a prominent position at the northern end of Station Road (A214), within close proximity to its junction with Beckenham Road and Ravenscroft Crescent.

West Wickham Station is located approximately 200 metres north (3 minute walk), offering regular, direct services to Central London.

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



Accommodation

(approximate dimensions and net floor areas)

Sales Area:	629 sq ft	(58.47 sq m)
WC:	-	-
Rear Warehouse/Workshop:	1056 sq ft	(98.11 sq m)
Total Net Internal Area:	1,685 sq ft	(156.54 sq m)

Description

The property comprises a mid-terrace ground floor retail unit with rear workshop, facing Station Road (A212).


Internally, the premises provide an open plan sales area, kitchenette plus rear workshop/warehouse benefitting from electrically operated roller shutter doors and vehicular access via a service road from Ravenswood Crescent.

The premises benefit from a private front forecourt with space for two cars.

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 **£24,000 (Twenty Four Thousand 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	Commercial Energy Performance Certificate
We understand from the Valuation Office Agency (VOA) website that the rates payable on the premises are £8,914 (2021/22 assessment). Interested parties are strongly advised to check the actual rates liability with the local authority directly.	<div> <div>20 Station Road WEST WICKHAM BR4 0PR</div> <div>Energy rating C</div> </div> <div> <div>Valid until 9 November 2025</div> <div>Certificate number 9803-3039-0456-0390-5401</div> </div> <div> <div>Property type</div> <div>A1/A2 Retail and Financial/Professional services</div> </div> <div> <div>Total floor area</div> <div>59 square metres</div> </div>
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 amounts under current legislation.	
Planning	Viewings
<p>We understand the property falls under Class E of the Town & Country Planning (Use Classes) Order (as amended) which allows for the premises to be occupied for the purposes of a shop, professional services, café or restaurant (not take-away), light assembly work, clinic, health centre, creche, day nursery, day centre, gymnasium/indoor recreation.</p> <p>The above uses are subject to Landlord's consent.</p>	<p>Available by prior appointment via Sole Agents:</p> <div>  <p>01689 875 511</p> </div> <div> <div>Contact: Toby Allitt</div> <div>Email: ta@linays.co.uk</div> </div>