

# WEST WICKHAM

75, 75A & 75B STATION ROAD

BR4 0PX

# LINAYS

COMMERCIAL

26A STATION SQUARE  
PETTS WOOD, ORPINGTON,  
KENT. BR5 1NA  
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## MIXED USE FREEHOLD INVESTMENT OPPORTUNITY PROMINENT GROUND FLOOR RETAIL UNIT PLUS TWO UPPER FLATS

### Location

West Wickham is an affluent suburb located in the London Borough of Bromley, approximately 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 immediately to the rear of the property.

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



### Description

The property comprises a prominent three-storey, end of terrace building which has recently been extended to the side and rear.

The ground floor provides an open plan retail unit with return frontage onto Croft Avenue plus front forecourt. The current Tenant trades as a micropub.

The upper parts comprise a large two-bedroom flat with terrace at first floor level and a one-bedroom flat at second floor level. Floorplans are available upon request.

### Accommodation

(with approximate Gross Internal Areas - GIA)

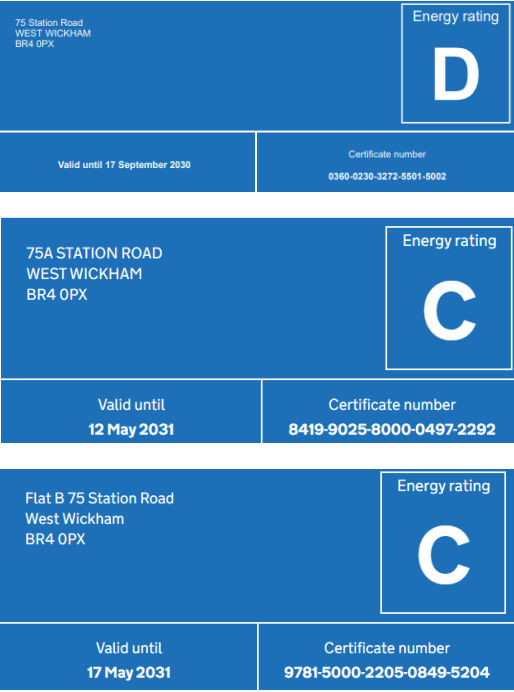

Ground Floor Commercial:	798 sq ft	(74.2 sq m)
2 Bedroom Flat (1 <sup>st</sup> Floor):	743 sq ft	(69 sq m)
1 Bedroom Flat (2 <sup>nd</sup> Floor):	549 sq ft	(51 sq m)

***Floorplans available upon request.***

### Price

We are instructed to seek offers in the region of **£1,000,000 (One Million Pounds)** for the freehold interest, subject to the occupational lease and assured shorthold tenancies granted.

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

Tenancies	Commercial Energy Performance Certificate
<p>Ground Floor – let upon a full repairing and insuring lease to The Real Ale Way Limited with 2 personal guarantors, for a term of 20 years commencing 01/07/2021 subject to rent reviews at 5-yearly intervals and tenant-only break clauses at 01/01/2028 &amp; 01/07/2034. The passing rent is <b>£19,500 per annum exclusive</b>.</p> <p>1<sup>st</sup> Floor Flat – let upon an assured shorthold tenancy at £1,300 PCM.</p> <p>2<sup>nd</sup> Floor Flat – Let upon and assured shorthold tenancy at £1,100 PCM.</p> <p><b>Total Gross Income – £48,300 per annum.</b></p> <p><i>Copies of the commercial lease and assured shorthold tenancies are available upon request.</i></p>	
Rating Assessment	Legal Costs
<p>We understand from the Valuation Office Agency (VOA) website that the rates payable on the ground floor premises are £8,832 (2021/22 assessment). Interested parties are <b>strongly</b> advised to check the actual rates liability with the local authority directly.</p>	<p>Each party to bear their own legal and professional fees incurred in respect of this transaction.</p>
VAT	Viewings
<p>We have been advised by our clients that VAT will <b>NOT</b> be payable upon the sale price under current legislation.</p>	<p><b>Available strictly by prior appointment via Sole Agents:</b></p> <div data-bbox="938 1459 1226 1663" style="text-align: center;">  <p>26A STATION SQUARE PETTS WOOD, ORPINGTON, KENT. BR5 1NA Fax: 01689 831416 <b>01689 875 511</b></p> </div> <p><b>Contact:</b> Toby Allitt</p> <p><b>Email:</b> <a href="mailto:ta@linays.co.uk">ta@linays.co.uk</a></p>