

# WEST WICKHAM

9 BECKENHAM ROAD

BR4 0QR

# LINAYS

COMMERCIAL

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**TO LET – GROUND FLOOR RETAIL / CLASS E PREMISES WITH FORECOURT**

## Location

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

The subject property occupies an established trading position at the southern end of Beckenham Road (A214), at its junction with Station Road and Ravenscroft Crescent.

West Wickham Station is located immediately opposite the property, offering regular, direct services to Central London.

Nearby occupiers include Sainsburys Supermarket, Boots Opticians and a range of independent operators and uses.



## Description

The premises are set out over ground floor level and arranged internally to provide a front sales area, rear ancillary area/kitchenette and staff WC. The premises additionally benefit from a front forecourt.

The subject property is previously traded under a retail use but is considered suitable for a wide range of occupiers/businesses.

## Accommodation

(with approximate dimensions and net internal floor areas)

Sales Area:	251sq ft	23.32 sq m
Rear Staff Area:	120 sq ft	11.15 sq m
WC:	-	-
Front Forecourt:	1 parking space	
<b>Total Area:</b>	<b>371 sq ft</b>	<b>34.47 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 **£14,000 (Fourteen 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

We understand from the Valuation Office Agency (VOA) website that the rates payable on the premises are £3,276 (2023 assessment).

Interested parties are **strongly** advised to check the actual rates liability with the local authority directly.

Business Rates relief may be available under the small business rate relief Government incentive and interested parties should contact the London Borough of Bromley Business Rates Department for confirmation.

## Commercial Energy Performance Certificate

9 BECKENHAM ROAD WEST WICKHAM BR4 0QR		Energy rating <b>D</b>
Valid until <b>10 January 2031</b>	Certificate number <b>0091-0207-3309-0302-0910</b>	
<b>Property type</b>	A1/A2 Retail and Financial/Professional services	
<b>Total floor area</b>	35 square metres	

## 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 the property **is not** elected for VAT.

## Viewings

Available strictly by prior appointment via Sole Agents:



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