

# WEST WICKHAM

38-40 HIGH STREET

BR4 0NJ

# LINAYS

COMMERCIAL

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**TO LET – GROUND FLOOR RETAIL/CLASS E PREMISES  
PROMINENT HIGH STREET POSITION – 779 SQ.FT (72.4 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 a mid-terrace ground floor unit currently arranged to provide front sales area with partition wall (which can be removed to meet the requirements of an occupier) rear ancillary storage space, kitchen and w.c facilities. To the rear of the property is a small enclosed yard. Features include air conditioning, suspended ceilings with integrated lighting and a glazed shopfront (all untested). We believe the premises would be suitable for a wide variety of business including retail and/or financial & professional services.



## Accommodation

(with approximate dimensions and floor areas)

Internal Width:	15'	4.6m
Sales Depth:	27'8"	8.5m
Current Sales Area:	428sq.ft	39sq.m
Built Depth:	<u>40'</u>	<u>12.2m</u>
<b>Ground Floor Area:</b>	<b>779sq.ft</b>	<b>72.4sq.m</b>

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

## 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 **£28,000 (Twenty Eight 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 £9,106.75 (2024/25 assessment). Interested parties are **strongly** advised to check the actual rates liability with the local authority directly.

## Planning

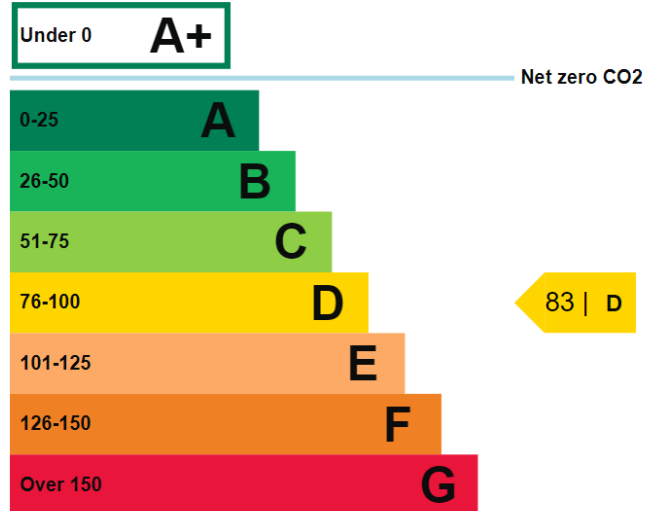
We understand the property falls under Class E of the Town & Country Planning Use Classes Order as of 1<sup>st</sup> September 2020 which allows for the premises to be occupied for the purposes of a shop, financial/professional services, café or restaurant (not take-away), light assembly work, clinic, 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.



## Ground Floor Plan

