

WEST WICKHAM

4 STATION ROAD

BR4 0PR

LINAYS

COMMERCIAL

26A STATION SQUARE
PETTS WOOD, ORPINGTON,
KENT. BR5 1NA
Fax: 01689 831416

01689 875 511

TO LET – PROMINENT GROUND FLOOR RETAIL UNIT – CLASS E USE

Location

West Wickham is an affluent suburb located in the London Borough of Bromley situated some 12 miles south-east of Central London and 5 miles east of Croydon.

The subject unit occupies a prominent position at the northern end of Station Road (A214), overlooking the junction with Ravenswood Crescent and Beckenham Road. Surrounding occupiers include Sainsburys, Boots Opticians and numerous independent retailers.

Access to West Wickham Station is just 50 metres from the subject property. The Station offers regular, direct services to Central London.



Accommodation

(with approximate dimensions and floor areas)

Sales Area: 648 sq ft (60.24 m²)

Rear Ancillary: 196 sq ft (18.22 m²)

Floorplans are available upon request.

Description

The property comprises a mid-terrace ground floor Class E unit currently arranged to provide open plan sales space, rear ancillary and WC facilities.

The unit benefits from a modern glazed shop frontage, suspended ceiling and rear access via a service road.

The premises are considered suitable for a wide range of occupiers/uses.

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 **£22,000 (Twenty-Two 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							
<p>We understand from the Valuation Office Agency (VOA) website that the rates payable on the premises are TBC.</p> <p>Interested parties are strongly advised to check the actual rates liability with the local authority directly.</p>	<div data-bbox="711 306 1479 491" style="border: 1px solid black; padding: 5px;"> <p style="text-align: center; background-color: black; color: white; margin: 0;">Energy performance certificate (EPC)</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 30%; padding: 2px;"> <small>Whiteleys Dry Cleaners Ltd 1-3 Ravenswood Crescent West Wickham BR4 0JH</small> </td> <td style="width: 15%; padding: 2px; text-align: center;"> Energy rating D </td> <td style="width: 55%; padding: 2px;"> Valid until: 28 June 2027 Certificate number: 0260-4994-0373-1260-3040 </td> </tr> </table> </div> <table border="1" style="width: 100%; border-collapse: collapse; margin-top: 10px;"> <tr> <td style="width: 60%; padding: 2px;">Property type</td> <td style="padding: 2px;">A1/A2 Retail and Financial/Professional services</td> </tr> <tr> <td style="padding: 2px;">Total floor area</td> <td style="padding: 2px;">218 square metres</td> </tr> </table>	<small>Whiteleys Dry Cleaners Ltd 1-3 Ravenswood Crescent West Wickham BR4 0JH</small>	Energy rating D	Valid until: 28 June 2027 Certificate number: 0260-4994-0373-1260-3040	Property type	A1/A2 Retail and Financial/Professional services	Total floor area	218 square metres
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Total floor area	218 square metres							
Legal Costs	VAT							
<p>Each party to bear their own legal and professional fees incurred in respect of this transaction.</p>	<p>We have been advised by our clients that the property is NOT elected for VAT.</p>							
Planning	Viewings							
<p>We understand the current use of the property falls under Class E of the Town & Country Planning Use Classes Order as of 1st September 2020, which allows for the premises to be occupied for the purposes of a shop, professional services, café or restaurant (not take-away), clinic, health centre, creche, day nursery, gymnasium/indoor recreation. All of the above uses are subject to Landlord's approval.</p>	<p>Available strictly by prior appointment via Sole Agents:</p> <div data-bbox="932 1083 1252 1310" style="text-align: center; border: 1px solid black; padding: 10px; margin: 10px 0;"> <p style="font-size: 2em; font-weight: bold; letter-spacing: 0.5em;">LINAYS</p> <p style="font-weight: bold; letter-spacing: 0.5em;">COMMERCIAL</p> <p style="font-size: 0.8em; margin: 0;">26A STATION SQUARE PETTS WOOD, ORPINGTON, KENT. BR5 1NA Fax: 01689 831416</p> <p style="font-size: 1.5em; font-weight: bold; background-color: black; color: white; padding: 2px;">01689 875 511</p> </div> <table style="width: 100%; margin-top: 10px;"> <tr> <td style="width: 50%; vertical-align: top;"> <p>Contact: Toby Allitt</p> </td> <td style="width: 50%; vertical-align: top;"> <p>Email: ta@linays.co.uk</p> </td> </tr> </table>	<p>Contact: Toby Allitt</p>	<p>Email: ta@linays.co.uk</p>					
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