

WEST WICKHAM

75 STATION ROAD

BR4 0PX

LINAYS

COMMERCIAL

26A STATION SQUARE
PETTS WOOD, ORPINGTON,
KENT. BR5 1NA
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FULLY LET INVESTMENT OPPORTUNITY – TOWN CENTRE LOCATION

Location

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

The building is situated at the eastern end of Station Road (A214) within close proximity to its junction with West Wickham High Street. Nearby occupiers include a Sainsburys Supermarket and Boots Pharmacy.

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



Description

The property comprises a ground floor retail unit forming part of a prominent, three-storey, end of terrace building which has recently been extended to the side and rear. The two upper flats are sold off on a long leasehold basis subject to a peppercorn rental income.

The premises are currently used as a micropub, such providing an open plan service/seating area with return frontage onto Croft Avenue, rear ancillary space, ladies and gents WC facilities plus front forecourt.

Accommodation

(with approximate dimensions/floor areas)

Total Area: 834 sq ft (77.51 sq m)
(upper parts sold off and not inspected)

Floorplans are available upon request.

Price

Guide Price: **£295,000 (Two Hundred and Ninety-Five Thousand Pounds)** for our client's freehold interest, subject to the occupational lease of the ground floor and long leases of the upper flats.

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

Ref: TA/5252

Tenancies

Ground Floor – let upon a full repairing and insuring lease to The Real Ale Way Limited with two 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 & 01/07/2034. The passing rent is **£19,500 per annum exclusive**.

The upper parts are sold off on long leases subject to peppercorn rents.

A full copy of the commercial lease is available upon request.

Commercial Energy Performance Certificate

Energy performance certificate (EPC)

75 Station Road WEST WICKHAM BR4 0PX	Energy rating D	Valid until: 17 September 2030
		Certificate number: 0360-0230-3272-5501-5002

Property type	A1/A2 Retail and Financial/Professional services
Total floor area	73 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's energy rating is D.

Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

VAT

We have been advised by our clients that VAT will **NOT** be payable upon the sale price under current legislation.

Legal Costs

Each party to bear their own legal and professional fees incurred in respect of this transaction.

Viewings

Available strictly by prior appointment via Sole Agents:



Contact:
Toby Allitt

Email:
ta@linays.co.uk

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