

WEST WICKHAM

1-3 RAVENSWOOD CRESCENT

BR4 0JH

LINAYS

COMMERCIAL

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FREEHOLD INVESTMENT FOR SALE – GROUND FLOOR SHOP & TWO UPPER FLATS



Location & Description

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

The subject property comprises a three-storey, mid-terrace building forming part of a popular local parade, occupying a prominent position overlooking the junction of Ravenswood Crescent and Beckenham Road (A214). West Wickham Rail Station lies just 160 metres north, providing regular direct services to London Bridge and Charing Cross.

The property is arranged to provide a ground floor retail unit with modern shopfront trading as a Dry Cleaners, a well presented first floor two-bedroom flat with terrace, plus a further one-bedroom unit at second floor level. The upper parts are accessed via a common area with dedicated front entrance.

Accommodation

(with approximate dimensions and floor areas)

Ground Floor (NIA)

Sales Area:	542 sq ft	(50.31 sq m)
Rear Ancillary:	415sq ft	(38.59 sq m)

Upper Parts (GIA)

2-Bed Flat (1 st Floor):	630 sq ft	(58.53 sq m)
1-Bed Flat (2 nd Floor):	518 sq ft	(48.18 sq m)

Terms

Guide Price: £695,000 (Six Hundred and Ninety-Five Thousand Pounds) for our client's freehold interest, subject to the occupational lease/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/Lesseees 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/Lesseees 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

Tenure/Tenancies**Freehold – Title No: 152141****Ground Floor**

The ground floor retail unit is subject to a FRI lease granted to 'Wash Connect Ltd' (with Guarantor) expiring March 2036 with no earlier break clauses, at a passing rent of £18,000 per annum exclusive subject to review in March 2027, 2030 & 2033.

We are advised the ground floor has traded successfully as a dry cleaners for over 30 years.

1st Floor Flat

Subject to AST at £1,400 PCM.

2nd Floor Flat

Subject to AST basis at £1,200 PCM.

Gross Income: £49,200 per annum.

Commercial Energy Performance Certificate

Whitlays Dry Cleaners Ltd 1-3 Ravenswood Crescent West Wickham BR4 0JH	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

First Floor Flat 1-3 Ravenswood Crescent WEST WICKHAM BR4 0JH	Energy rating D	Valid until: 6 January 2028
		Certificate number: 8548-7629-5670-5536-9906

Property type	Mid-floor flat
Total floor area	65 square metres

Second Floor Flat 1-3 Ravenswood Crescent WEST WICKHAM BR4 0JH	Energy rating D	Valid until: 6 January 2028
		Certificate number: 0754-2856-7697-9608-7911

Property type	Top-floor flat
Total floor area	44 square metres

VAT

We have been advised by our clients that **VAT is not payable** upon the sale price under current legislation.

Legal Costs

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

Viewings

Available strictly by prior appointment via Linays Commercial:



Contact:
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