



# FREEHOLD FOR SALE

85/85A Station Road, West Wickham, Kent BR4 0PX

**Investment/Development Opportunity (STPP)**

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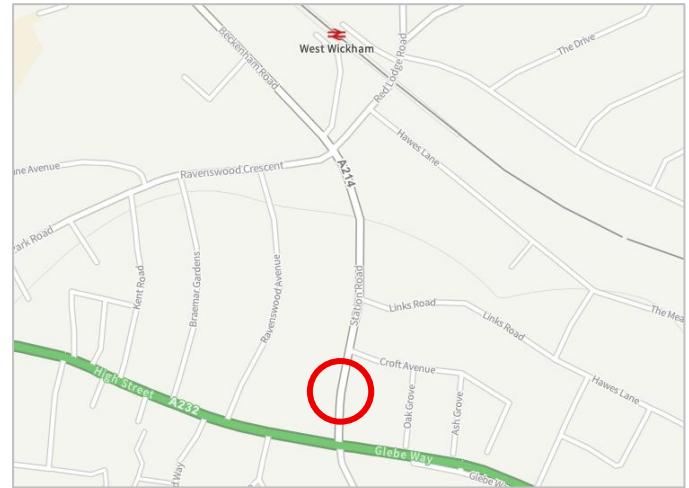
- **Ground Floor Retail Unit plus Upper Two-Bed Flat**
- **Rear Storage Unit with Development Potential (STPP)**
- **Subject to Full Vacant Possession on Completion**

## LOCATION

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

The unit is located at the eastern end of Station Road (A214) within close proximity to its junction with West Wickham High Street.

West Wickham Rail Station is located approx. 0.3 miles north, offering regular services to central London.



## DESCRIPTION

The property comprises a mid-terrace building forming part of a popular local shopping parade. The building provides a ground floor retail unit with modern glazed shopfront plus upper two-bedroom flat. The freehold ownership extends to a rear storage unit and yard area with vehicular access.

## TERMS

Offers are invited in excess of **£595,000** for the freehold interest, subject to vacant possession.



## ACCOMODATION

### Ground Floor (85)

Sales:	519 sq ft
Rear Ancillary:	233 sq ft
Rear Store:	238 sq ft
Parking:	circa 3 spaces

### First Floor (85A)

Total GIA:	715 sq ft
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## EPC

85 Station Road – D (85)

85A Station Road – C (69)

## DEVELOPMENT POTENTIAL

The property may offer scope for a development scheme at the rear and/or loft conversion to provide further residential accommodation, subject to obtaining all necessary planning consents.

We note that a number of neighbouring properties within the parade have successfully constructed rear extensions and infill blocks to provide additional residential units. The recent redevelopment of West Wickham Library and the car park, is located immediately behind the property.



## CONTACT

Toby Allitt MRICS  
01689875511  
[ta@linays.co.uk](mailto:ta@linays.co.uk)

**LINAYS**  
COMMERCIAL  
[www.linays.co.uk](http://www.linays.co.uk)  
**01689 875 511**

 [www.linays.co.uk](http://www.linays.co.uk)

 **01689 875511**

 [commercialproperty@linays.co.uk](mailto:commercialproperty@linays.co.uk)

 **LINAYS COMMERCIAL** 26A Station Square, Orpington BR5 1NA

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 of the 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.