



FREEHOLD FOR SALE

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

Investment/Development Opportunity (STPP)

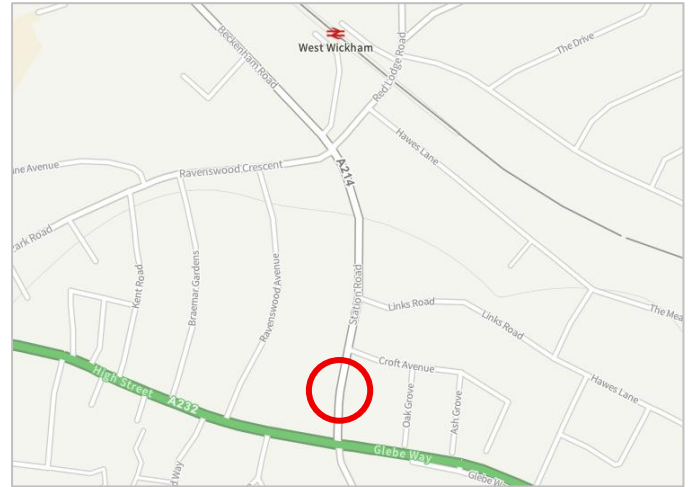
- Ground Floor Retail Unit plus Upper Two-Bed Flat
- Rear Storage Unit with Development Potential (STPP)
- Subject to Full Vacant Possession on Completion

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

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