

WEST WICKHAM

75B STATION ROAD

BR4 0PX

LINAYS

COMMERCIAL

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RESIDENTIAL INVESTMENT OPPORTUNITY

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, Lidl 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 one-bedroom flat arranged at second floor level, currently arranged to provide an open plan kitchen and living area, double bedroom and bathroom.

The premises are finished to a modern specification, having been constructed in 2021 and benefit from the remainder of a CGICE structural warranty.

The property is subject to an assured shorthold tenancy producing a rental of £1,350 PCM (£16,200 per annum).

Accommodation

(with approximate dimensions/floor areas)

Gross Internal Area: 570sq ft (53.00 sq m)

Price

Guide Price: £275,000 (Two Hundred and Seventy-Five Thousand Pounds) for our client's long leasehold interest, subject to the assured shorthold tenancy.

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

Tenancies

Let on an Assured Shorthold Tenancy for a term of 12 months commencing 14th March 2026 at a passing rent of £1,350 PCM (£16,200 per annum).

We highlight the new Renters' Rights legislation, which is expected to impact residential tenancies of this nature.

A full copy of the tenancy is available upon request.

Commercial Energy Performance Certificate

75B STATION ROAD
WEST WICKHAM
BR4 0PX

Energy rating

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Valid until

25 May 2031

Certificate number

8122-2856-5509-6301-2928

Property type Top-floor flat

Total floor area 53 square metres

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