

WEST WICKHAM

136 HIGH STREET

BR4 0LZ

LINAYS

COMMERCIAL

26A STATION SQUARE
PETTS WOOD, ORPINGTON,
KENT. BR5 1NA
Fax: 01689 831416

01689 875 511

**TO LET – GROUND FLOOR RETAIL/CLASS E PREMISES
PROMINENT HIGH STREET POSITION – 650 SQ.FT (60.3 SQ.M)**

Location

West Wickham is an affluent suburb located within the London Borough of Bromley and lies to the South West of Bromley and East of Croydon. The town is popular with commuters and West Wickham Railway Station is located approx. 0.7m away providing rail connections to London Cannon Street, Charing Cross and southbound to Hayes. The property is situated in a prime High Street position close to the junction with Wickham Road. Free roadside parking (30 mins) is available immediately outside the property.

Description

The premises comprise a mid-terrace ground floor unit currently arranged to provide front sales area with partition wall (which can be removed to meet the requirements of an occupier) rear ancillary storage space, kitchen and w.c facilities. To the rear of the property is a small yard accessed via Surrey Road. Features include gas heating, plasterboard ceiling with spot lighting and a glazed shopfront (all untested). We believe the premises would be suitable for a wide variety of business including retail and/or financial & professional services.



Accommodation

(with approximate dimensions and floor areas)

Internal Width:	15'6"	4.76m
Sales Depth:	27'1"	8.29m
Sales Area:	487sq.ft	45.2sq.m
Rear Ancillary:	163sq.ft	15.16sq.m
Ground Floor Area:	650sq.ft	60.3sq.m

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: MC/5864

Terms

The premises are available to let on the basis of a new effectively full repairing and insuring lease for a term of years to be agreed at a commencing rent of **£17,500 (Seventeen Thousand Five Hundred Pounds)** per annum exclusive, payable quarterly in advance.

Rating Assessment

We understand from the Valuation Office Agency (VOA) website that the rates payable on the ground floor are £5,825.50 (2026/27 assessment). Interested parties are **strongly** advised to check the actual rates liability with the local authority directly.

Planning

We understand the property falls under Class E of the Town & Country Planning Use Classes Order as of 1st September 2020 which allows for the premises to be occupied for the purposes of a shop, financial/professional services, café or restaurant (not take-away), light assembly work, clinic, health centre, creche, day nursery, day centre, gymnasium/indoor recreation. Consent may be required for any alterations (eg ventilation & extraction). All uses are subject to Landlords consent.

Commercial Energy Performance Certificate

136 HIGH STREET
WEST WICKHAM
BR4 0LZ

Energy rating

C

Valid until

6 April 2031

Certificate number

7746-7392-4867-2420-2061

Internal Photo



Further Information / Viewing

Available via Linays Commercial Limited.

Contact:
Mandeep Cheema

Email:
mc@linays.co.uk

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