



TO LET - GROUND FLOOR RETAIL UNIT

18 Kingsway, Coney Hall, West Wickham BR4 9JF

Class E Use Premises

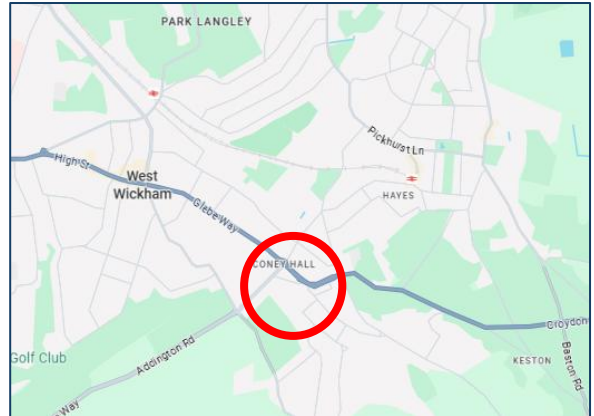
- Ground Floor Retail Unit - approx. 814 sq ft (75.62 sq m)
- Popular Local Trading Pitch
- New Lease Available

LOCATION

Coney Hall is a popular area forming part of the London Borough of Bromley, situated approx. 1.2 km east of West Wickham High Street.

The property occupies an established trading pitch on Kingsway, a local parade serving the nearby residential catchment.

Hayes Rail Station lies approx. 1 km northeast, providing direct and regular services to central London including London Bridge and Charing Cross.



DESCRIPTION

The property comprises a ground floor lock up shop unit, forming the ground floor of a mixed-use building.

The premises are currently arranged to provide an open plan sales area, rear staff ancillary, kitchenette and WC facility. The unit benefits from a modern shopfront with electronically operated roller security shutter.

We understand the premises hold a flexible Class E usage and such are considered suitable for a wide range of business types.

Access and loading is available via a rear service road.



ACCOMMODATION

We equate the following, approximate floor areas:

Total NIA: 814 sq ft (75.62 sq m)

TERMS

The premises are available on the basis of a new, full repairing and insuring lease on a term to be agreed at a commencing rent of **£18,000 (Eighteen Thousand Pounds) per annum exclusive**.

AML

A successful applicant will be required to provide standard identity checks to satisfy Anti-Money Laundering regulations.

ENERGY PERFORMANCE

Barefoot Barbers 18 Kingsway WEST WICKHAM BR4 3JF	Energy rating	This certificate expired on:	7 April 2025
	C	Certificate number:	0930-0735-1309-4704-7006

Property type	A1/A2 Retail and Financial/Professional services
Total floor area	85 square metres

New assessment commissioned and awaited.



Contact:

Mandeep Cheema
mc@linays.co.uk
 01689 875 511

